

**PennfieldCharter Township  
Planning Commission Meeting  
Minutes of March 3, 2008**

Chairman Lindsay Draime called the Planning Commission meeting to order at 6:31 pm. Members present were Paul Anderson, Jon Bartlett, Brad Messenger, Jack Pooler, Joseph Weiss and Chairman Lindsay Draime. Elaine Walter was excused.

Others present: Russ Wicklund, Township Planner and Zoning Administrator; Sandra Cummings, recording secretary; a representative of Access Vision, and several residents.

Meeting opened with the Pledge of Allegiance.

**Public Comment**

No public comments were made at this time.

**Additions or Deletions to the Agenda**

No additions or deletions to the agenda.

**Meeting Minutes of January 7, 2008 and January 22, 2008**

It was moved by Jon Bartlett, seconded by Jack Pooler to approve the January 7, 2008 meeting minutes with a correction on page 3, paragraph 3: "motion was seconded by Jack Pooler". Motion carried. It was moved by Jon Bartlett, seconded by Paul Anderson to approve the January 22, 2008 meeting minutes from the joint training session held with the Planning Commission and Zoning Board of Appeals. Motion carried.

**Unfinished Business**

No unfinished business.

**New Business**

**A. Discussion of Draft Text Amendments**

Russ Wicklund and the Board members held a discussion in regard to the attached Draft Text Amendments. Major discussion topics included “Berms”, “Fences”, “Building Height Exceptions”, “Accessory Buildings”, and “Height Standards for Antennas”.

### **B. Discussion of Amendments for Outdoor Furnaces**

Discussion was held in regard to the attached Amendments for Outdoor Furnaces, new section 3.26 of the Zoning Ordinances.

### **C. Discussion of Split Zoned Properties**

Discussion was held regarding split zoned properties located within the township. Most of these properties are located along the Capital Avenue Corridor. It was noted that the Board would like to have an informational meeting with the owners of these split zoned properties in the near future. The Board would like to re-zone these areas to achieve conformity with surrounding land uses and be consistent with the Master Plan. The development of a DDA was also discussed.

### **Public Comments**

Mr. Tom Hiatt and Ms. Laurie VanDeusen spoke regarding tentative plans to purchase a 1.36 acre parcel located at 20673 M-66. The property includes a two-story, two-unit residential home and large barn located in an agricultural zoned area. They are looking for options on what uses would be allowed and would fit with the surrounding area. It was noted that numerous businesses are in the same area, and are zoned C-2 commercial. Ms. VanDeusen mentioned the possibility of restaurant use, greenhouse, indoor flea market, and farmer’s market. It was explained to Ms. Vandeusen and Mr. Hiatt that some of the things to consider in regard to opening a business is available parking space, paving of parking areas, retention of water run-off, the possibility of needing a use variance, and the fact that 1.36 acres is quite a small area to work with.

Motion was made by Brad Messenger, seconded by Paul Anderson to schedule a Public Hearing at the April 7, 2008 Planning Commission meeting to consider the Draft Text Amendments. Motion carried.

### **Commissioner's Comments**

Brad Messenger expressed get well wishes to Elaine Walter, and appreciation to Russ Wicklund for his information.

Paul Anderson was concerned that the Zoning Board of Appeals approved the January 7, 2008 variance request from Greg Eberhard of Coney Island Café. The Zoning Board granted the variance to increase seating capacity based on the available parking from 48 to 96 persons.

Motion was made by Brad Messenger, seconded by Paul Anderson to adjourn the meeting at 8:31 pm. Motion carried.