

Pennfield Charter Township

Planning Commission Meeting

Minutes of March 8, 2010

The meeting was called to order at 6:30 pm. Members present were Paul Anderson, Jack Pooler, Joseph Weiss, Curtis Whitaker, Elaine Walter and Jon Bartlett. Brad Messenger was absent. A quorum was met.

Others present: Rob Behnke, Township Supervisor/Zoning Administrator; Sandra Cummings, Recording Secretary; ten residents, and a representative of Access Vision.

The meeting opened with the Pledge of Allegiance.

Approval of Meeting Minutes of January 4, 2010

A motion was made by Elaine Walter, seconded by Jack Pooler, to approve the January 4, 2010 meeting minutes. Motion carried.

New Business

a) Special Use Permit for Studio Motors

A request was presented by Mr. David Courtney, owner of Studio Motors. Mr. Courtney currently owns a Class B Dealers license, and co-locates his dealership at A.I.M. Asphalt at 8528 Verona Road. He wishes to re-locate his business and his Class B License to 20550 Capital Avenue NE, which is a warehouse/storage facility situated on 1.01 acres of land in the Capital Business District of Pennfield Charter Township. The facility is owned by Mr. Durwood Booher, and the applicant plans to lease parking and office space from Mr. Booher for three years.

Mr. Courtney indicated that his business involves mostly transportation of vehicles to and from auction sites, with the possibility of having 4 to 5 used vehicles for sale on site at any given time. The warehouse storage area would not be used by Mr. Courtney, as he only needs the office space. There would be no indoor storage of vehicles, nor any vehicle repairs done at the site. Business hours would be a minimum of 32 per week, which would include Saturdays, and Wednesday evenings until 7:00 pm.

Mr. Courtney also indicated that he plans to pave the parking area in front of the building, but will not be able to get any estimates from paving companies until April 1, 2010. He does not plan to pave the driveway into the facility, but will keep it graveled.

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Mr. Courtney understands that he will need to modify the restroom in the building to be barrier-free and also designate a handicap parking space in order to get occupancy from the Township Building Inspector before the business can open.

Discussion was opened by Chairman Paul Anderson, and Board Members questions and comments involved the following 13 conditions that Studio Motors needs to meet to be considered for a Special Use Permit. (See attached conditions).

In regard to inoperable vehicles, Mr. Courtney indicated that a vehicle may be in transit to or from a repair facility, but would be on a trailer stored behind the building, for no more than a day or two. There would be no long-term storage of inoperable vehicles.

The subject of storm drains was discussed, and the need for run-off to be diverted away from the property to the south. Sloping of the paved parking area should be accomplished so that water will drain to the north, where there is an existing holding area.

Public Comment

Comments were made by Mr. and Mrs. Randy Hammer, who have an interest in the property directly to the south at 20496 Capital Avenue NE. Mr. Hammer has no objections to the proposed Special Use permit, but did indicate that gates need to be transparent, and pointed out that the State of Michigan has rules to prevent stored vehicles from being seen from the road.

Mr. and Mrs. Gary Moore, who reside at 20673 Capital Avenue NE, commented on several issues. They are concerned about the lighting which will be installed in front of the business. Since they are located directly across the street from the proposed business, they are requesting that the lights be contained to the business area, and not placed in such a way that they will shine into their home. They are also concerned about traffic back-ups in front of their home, as they have school-age children who get on and off the school bus in front of their home. Mr. Courtney indicated that there should not be any noticeable increase in traffic as there is not much traffic connected to his business. Mr. and Mrs. Moore indicated that they would prefer

not to see a used car lot when they look out their front window, but they do understand that they are located in the Capital Business District.

Mr. J.R. Walter made a comment concerning drainage, and the fact that some grading will have to be done when Mr. Courtney has the parking area paved in front of the existing building, so the flow of water will go north, and not south.

A Motion was made by Jay Weiss, seconded by Elaine Walter, to recommend approval of the Special Land Use request, with the 13 conditions as previously mentioned. The motion passed. Vote follows:

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Paul Anderson yes Brad Messenger absent

Jon Bartlett yes Jack Pooler yes

Elaine Walter yes Curtis Whitaker yes

Jay Weiss yes

Commissioners Comments

Paul Anderson announced the upcoming Citizen's Planning seminar which will be held in April at Leroy Township.

Jon Bartlett made a motion to adjourn, seconded by Curtis Whitaker, at 8:01 pm. Motion carried.

Submitted by,

Sandra Cummings

Recording Secretary