

Pennfield Charter Township

Planning Commission Meeting

Minutes of July 6, 2010

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

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

The meeting opened with the Pledge of Allegiance.

Approval of Meeting Minutes of March 8, 2010

A motion was made by Brad Messenger, seconded by Elaine Walter, to approve the March 8, 2010 meeting minutes. Motion carried.

A discussion was held to recap a recent meeting held at the Township Office, with the Engineering firm of Atwell-Hicks, who are the representatives for Wal-Mart Corporation. The representatives expressed their desire to resubmit the building plans for the proposed Wal-Mart Store. A few changes were proposed, and will be reviewed by Township Engineers and the Capital Business District Design Review Committee. A new tentative opening date would be sometime in 2012. The store may provide employment to as many as 600 people, making this an exciting project for this area.

The Pennfield Township DDA (Downtown Development Association) will be meeting on July 19, 2010 to discuss sanitary sewer extension, which will be necessary when new development begins. Funding for the project will be the primary concern.

Another area of discussion concerned the proposed Wellhead Protection Area. It was noted that about three-fourths of the township will be within the Wellhead Protection Area. The representatives of the Wal-Mart Stores will have an opportunity to review the language for Wellhead Protection, and have any questions answered. Supervisor Rob Behnke indicated that a \$24,000 grant has been applied for to help with the funding of water/sewer projects. It was noted that the township water/sewer ordinances will be updated, as no updates have been done since the 1980's.

Page 2 Planning Commission Meeting July 6, 2010

New Business

a) Special Use Permit for Young's Hair Salon

A Special Use request was presented by Mrs. Todd Young, of 355 McAllister Road. Mrs. Young is a licensed cosmetologist, and wishes to open a one-chair beauty salon in her home for the purpose of serving her regular clients, by appointment only. The salon will provide hair and facial wax care only. Mrs. Young will not provide services for walk-in clients. The hours of operation will be 8 am to 4 pm, Monday through Saturday during the school year, and 9 am until 8 pm during the summer. The hours may be flexible depending on her customer's needs. There is adequate parking available. There will not be a sign in front of the home advertising the business. It was noted that no letters or phone calls were received in regard to this request prior to the meeting.

One board member commended the applicant for following proper procedures to obtain a Special Use permit.

Public comment was made by Alice Godde, of 8631 Gorsline Road. Mrs. Godde asked how many years Mrs. Young had been a licensed cosmetologist. Mrs. Young indicated she has been licensed for 26 years.

A Motion was made by Brad Messenger, seconded by Jon Bartlett, to approve the Special Use Request submitted by Mrs. Young. The request was approved. Voice vote follows:

Paul Anderson yes Jon Bartlett yes

Jack Pooler yes Jay Weiss yes

Brad Messenger yes Elaine Walter yes

Curtis Whitaker excused

Commissioner's Comments

Jon Bartlett is looking forward to Wal-Mart Stores. Brad Messenger sends get-well wishes to Curtis Whitaker.

Next scheduled Planning Commission meeting will be August 2, 2010, at 6:30 pm.

A motion was made by Brad Messenger to adjourn the meeting at 7:00 pm, seconded by Jon Bartlett.
Motion carried.

Sandra Cummings

Recording Secretary