

Pennfield Charter Township Planning Commission Meeting Minutes of September 27, 2016

The meeting was called to order at 6:00 pm at the Pennfield Middle School cafeteria. Members present were Jack Pooler, Curtis Whitaker, Tammi Damerow, Jon Bartlett, J.R. Walter and Brad Messenger. Paul Anderson was excused. A quorum was met.

Others present: Rob Behnke, Larry Skelding, Mr. and Mrs. Manpreet Singh, Laurie DePew and Recording Secretary Sandra Cummings. All attendees recited the Pledge of Allegiance.

APPROVAL OF MEETING MINUTES

A motion was made by Brad Messenger, seconded by Tammi Damerow to approve the Planning Commission Meeting Minutes of June 7, 2016. The motion carried.

PUBLIC HEARING TO CONSIDER SPECIAL USE PERMIT FOR PENNFIELD PARTY STORE TO OFFER USED VEHICLE SALES

Mr. and Mrs. Manpreet (Raj) Singh were present, along with their employee Laurie DePew to represent the Pennfield Party Store, located at 1541 Capital Avenue NE. They are requesting a Special Use Permit to be allowed to sell used vehicles on site at the Party Store. This will be in addition to the retail sales business at the Party Store. An illustration was distributed to the Planning Commission members showing the parking spaces available at the Party Store. Mr. Singh wishes to utilize the back side of the building, illustrated as having 13 parking spaces and a rear entrance to an area which will accommodate the vehicle sales office. Mr. Singh stated the front of the building has 10 parking spaces and that an additional 3 spaces could be created on the south side of the building, for a total of 26 spaces. He would like to offer 7 or 8 vehicles for sale to start with, with 3 or 4 on the lot at a time.

It was pointed out by Mr. Behnke that the parking space requirement is at least (10) feet per space, and since the front lot is only (48) feet wide, his valid parking spaces are only (8), and along with the (13) legal spaces in back his total is only (21) legal parking spaces. Since the party store requires at least (15) spaces for itself, this leaves (6) spots available for the proposed selling of used vehicles, at least (3) of which must be reserved for customer parking, therefore limiting the number of spaces for the used vehicles to (3) at one time. There would also have to be at least one of these spaces reserved for handicap parking with appropriate striping and width requirements.

Further requirements for the special use permit will be to affix the proper signage to the building, which will need to be visible from Capital Avenue. Also, the parking lot will need to be seal coated and striped with the new 10 foot wide parking spaces. Mr. Singh will have to apply for a State of Michigan Class B License to operate the Used Vehicle Sales establishment, and will need to meet all requirements for licensing. He will need to have a repair facility on site or have a contract with a licensed repair facility. Mr. Singh indicated that he has been in contact with Andy Mercer of Bailey Park Auto Service, and plans to enter into a repair contract with him if he obtains the Special Use permit and his Class B Used Vehicle Sales License.

It was pointed out that no letters or phone calls were received prior to the Public Hearing either for or against this proposed Special Use request.

Curtis Whitaker made a motion, seconded by Jack Pooler to recommend to the Township Board of Trustees approval of the Special Use Permit request to allow used vehicle sales at Pennfield Party Store, with conditions as follows:

1. Proper signage to be addressed.
2. State of Michigan Class B Dealers License application submitted.
3. Parking lot to be properly resurfaced and striped with spacing 10 feet wide as required.
4. Handicap parking space available as required by law.
5. Assurance of a proposed contract with a licensed repair facility, i.e. Bailey Park Auto Service.
6. Written understanding that no vehicles being offered for sale are to be parked in the front parking lot.
7. The number of vehicles being offered for sale shall not exceed the number of parking spaces allowed, which at this time is 3.

The motion carried, and the recommendation will now go to the October 11, 2016 Board meeting for consideration by the Township Board members. Roll call vote follows:

Jon Bartlett	yes	Tammi Damerow	yes
Brad Messenger	yes	Curtis Whitaker	yes
Jacek Pooler	yes	J.R. Walter	yes
Paul Anderson	excused		

DISCUSSION ITEM:

a) Medical Marijuana bills signed by Governor Snyder:

The Planning commission members discussed the new medical marijuana bills recently signed by Governor Rick Snyder.

b) Planning Commission meeting scheduled for October 4, 2016:

It was decided to cancel the October Planning Commission meeting. The next Planning Commission meeting will be November 1, 2016.

Public Comments

No public comments.

Board Members Comments

Jack Pooler announced that he is the Planning Commission Board representative for the Wellhead Protection Committee.

J.R. Walter commented on Emmett Township's water supply problems with arsenic.

Rob Behnke commented on the progress of the Road repaving project.

Jon Bartlett commented on the tree trimming that was done by Calhoun County Road Department.

Brad Messenger commented on some road and drainage issues on Alton Avenue, and the progress of the Parks and Recreation Plan.

ADJOURNMENT

Curtis Whitaker made a motion, seconded by Brad Messenger to adjourn the meeting at 7:45 pm. Motion carried.

Submitted by,

Sandra Cummings
Recording Secretary