

**PENNFIELD CHARTER TOWNSHIP  
PLANNING COMMISSION  
MINUTES OF March 6, 2018**

A meeting of the Planning Commission of Pennfield Charter Township was called to order at 6:00 PM on February 6, 2018 by Jon Bartlett. This meeting was held at the Pennfield Middle School cafeteria. Members present were, Jack Pooler, Tammi Damerow, Rob Behnke, Paul Anderson, Jon Bartlett, Curtis Whitaker and Brad Messenger. A quorum was met.

All attendees recited the Pledge of Allegiance.

Election of Chair, Vice Chair, and Secretary.

Motion made by Behnke to make Jon Bartlett Chair. Motion was seconded by Damerow. All, yes.

Motion made by Behnke to make Paul Anderson Vice Chair. Motion was seconded by Damerow. All, yes.

Motion made by Behnke to make Brad Messenger Secretary. Motion was seconded by Damerow. All, yes.

Public Comments:

None

Approval of the Planning Commission meeting minutes from December 5, 2017. Motion made by Messenger and a second by Damerow. All yes, motion carried.

Public Hearing: Talbott Motor Sales

Ed Worthington and Andy Mercer spoke on behalf of Mr. Talbott.

Member Comments:

Damerow asked about the number of cars on the lots currently.

Messenger asked if Talbott pushed the concrete over the hill.

Anderson stated that there are cars back there.

Anderson stated that he did not have an issue with where they put the cars. They just need to be on the site plan.

Behnke stated that they asked for 30 cars. He asked about any more.

Anderson stated that he counted 28 cars that day.

Messenger stated that they are willing to work with businesses. Put the cars that are not for sale down below.

Messenger explained why the hard surface is needed.

Behnke asked about the square footage of the existing pavement.

Behnke talked about Andy's lot.

Behnke asked if Andy still had cars sales.

Behnke stated that the board granted the Special Land Use and Gregg exceeded what was given.

Behnke spoke about John MacFarlane's email about revocation if not in compliance.

Messenger stated that they are at the point of no forgiveness.

Public Hearing: Fogg Motor Co.

Ron Fogg explain about his business.

Member Comments:

Bartlett asked about how the old Garrett Office Building was being used.

Anderson asked about the extra footage.

Anderson said he had to park on the pavement.

Bartlett asked where he planned on parking extra cars.

Bartlett spoke about vehicles being parked on the grass.

Messenger stated that if vehicles were parked across the street, it had to be paved.

Anderson asked about handicap and customer parking.

Behnke asked about where cars were being serviced and repaired.

Behnke asked about the parking in the front.

Pooler asked Sager's how long they have lived in their house.

Public Comments:

Sager's are neighbors behind Fogg property. They explained why they are against the Special Land Use for Fogg.

Mr. Gerber a neighbor behind Fogg property. Echoed Sager comments.

New Business:

Talbott Motor Sales:

Anderson stated he would like to see a better site plan.

Behnke stated that they needed to come up with a number of vehicles.

Bartlett stated that they could fit 30 cars. It didn't matter where they were parked as long as they were on a paved surface.

Pooler agreed with Bartlett.

Messenger stated that the lower lot needed to be improved.

Behnke stated that any hard surface needed to be looked at because of drainage and the wellhead protection.

Whitaker stated that as a small business owner, he gets neighbors involved in anything that affects them.

Motion made by Anderson to approve the 30 vehicles for Talbott Motor Sales on 18 920 027 00, 18 920 026 00, and 18 920 001 00. With the condition that if the rear is paved, the County Drain Commissioner has to approve it. With the condition that if the Special Land Use is violated, it is revoked. With the condition that the Special Land Use goes with the license. With the condition

that the original approval stands except the 12 vehicles. Whitaker seconded the motion. All, yes.

**New Business:**

**Fogg Motor Co.:**

Messenger stated that he listened to the neighbors. Should have a privacy fence and the area cleaned up.

Anderson was concerned about not paved surface.

Behnke talked about a privacy fence and where it should go.

Motion made by Behnke to approve 21 vehicles for Fogg Motor Co. He will have 1 handicap, 2 customer and 18 vehicles for sale. With the condition that an 8 foot tall privacy fence be installed from the back corner of the pole barn across the property and goes toward Capital Ave. 8 feet. With the condition that the Special Land Use goes with the license. With the condition that if the Special Land Use is violated, it will be revoked. Motion was seconded by Anderson. All, yes.

**Board Member Comments:**

Pooler state he was happy about the recycling.

Anderson stated that he would like to see the things that go to the ZBA and the Recreational Plan.

Messenger stated that he appreciated consistency. Would like harmonious township.

Bartlett stated that the Master Plan is due this year. He suggested we get new binders.

Behnke stated that they needed to do a complete Master Plan.

Anderson made a motion to adjourn at 8:04. The motion was seconded by Damerow. All, yes.