

**PENNFIELD CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF September 4, 2018**

A meeting of the Planning Commission of Pennfield Charter Township was called to order at 6:20 PM on September 4, 2018 by Jon Bartlett. This meeting was held at the Pennfield Middle School cafeteria. Members present were, Jack Pooler, Paul Anderson, Jon Bartlett and Rob Behnke. Members excused were, Tammi Damerow, Brad Messenger, and Curtis Whitaker. A quorum was met.

Others present: Barb Darlington, Gregg Eberhard, Jim Stafford, and Brandi DeShon. All attendees recited the Pledge of Allegiance.

Public Comments:

None

Approval of the minutes from August 7, 2018 made by Behnke and supported by Pooler. All, yes.

Public Hearing for an Ice Cream and Coffee Shop located at 956 Capital Ave. N.E. Gregg Eberhard stated that there is an apartment in the building. He is planning on having events in the lower section of the building.

Member Comments:

Bartlett asked if Mr. Eberhard owned the property.

Behnke stated that to have events at the facility that Mr. Eberhard would need to get a Special Use Permit.

Bartlett talked about the paperwork the township had from 1989 regarding the apartment.

Behnke stated that people could not live in the commercial building.

Behnke asked about the lot being all paved.

Anderson asked when they planned on having the pavement completed.

Anderson stated that there was an issue with the pavement plan because of the last special land use required pavement to be completed before they opened.

Bartlett talked about the safety hazard because of the environmental issues.

Bartlett agreed with Anderson about the pavement.

Pooler is concerned with the pavement because of the wellhead protection area.

Anderson asked about the signage.

Anderson was worried about adding 27 more vehicle onto Capital Ave. N.E.

Bartlett stated if it happened to be a problem it could be turned over to MDOT later.

Anderson talked about lighting.

Anderson made a motion to approve the Site Plan for 956 Capital Ave. N.E. with the stipulations that the parking lot must be paved before opening, the signs must be to code, and nobody is lives in the apartment unless a variance is granted. The motion was supported by Pooler. All, yes.

Master Plan Discussion:

Behnke stated that he is working on combining all the master plans.

Behnke stated that the maps need to be updated. They need to incorporate the wellhead protection plan, recreation plan, and the capital improvement plan.

Bartlett stated that they need to show that they are keeping up with the infrastructure.

Behnke stated that not a lot has happened in the last 5 years.

Anderson stated that anything that we can do to include infrastructure. Sewer and water along that corridor would increase development.

Pooler talked about fire hydrants.

Pooler asked about the manpower of the fire department.

Bartlett asked if they wanted to expand the Capital Business District.

Behnke asked if they wanted to include the saw grant information, pictures and maps.

Anderson talked about the readiness to serve charge.

Behnke talked about the need to fix the infrastructure under a road before fixing the roads themselves.

Motion to adjourn the meeting made by Anderson at 7:37. The motion was supported by Pooler.