

Planning Commission
Meeting
December 10, 2015
7:00 pm

Meeting called to order at 7:00 pm by Chairman Stalmack, showing present: Bardell, Borden, Clark, Stalmack, Oddy, Walter-Hamm, Pokerwinski. Excused absent: Claxton, Cichewicz. Also present Planner Matt Lonnerstater, Deputy Clerk J. Hoffman, and approx. 8 residents.

4. Minutes: Motion by Oddy, supported by Bardell to approve Regular Planning Commission Minutes of November 12, 2015. Motion carried unanimously.

5. Old Business:

A. Revised Draft Zoning Text Amendments relating to Automobile, Farm Equipment and Recreational Vehicle Sales. Motion by Bardell, supported by Borden to send the Revised Draft Zoning Text Amendments relating to Automobile, Farm Equipment and Recreational Vehicles Sales to the Township Board for review and approval. Motion carried unanimously.

B. Revised Draft of the Zoning Text Amendments relating to Detached Accessory Buildings (Residential). Motion by Borden, supported by Walter-Hamm to send the Revised Draft of the Zoning Text Amendments relating to Detached Accessory Buildings (Residential) to the Township Board for review and approval. Motion carried unanimously.

6. New Business:

A. Public Hearing on Rezoning of Property 21620 Sumpter Road from C1 (Local Commercial) to MR (Two-Family & Multiple Family Residential).

Motion by Clark, supported by Oddy to open Public Hearing at 7:10 pm. Motion carried unanimously.

Steve Anton, 4564 Coachmaker Drive, Bloomfield, Michigan addressed the Planning Commission Board regarding property 21620 Sumpter Road in which he requested the board to rezone the property from C1 (local Commercial) to MR (Multiple Family Residential). Planner Lonnerstater asked of the board did they think that the site in question should be rezoned to MR understanding that the property already has apartments on the second floor. The board did have some concerns such as whether the property was septic or hooked up to sewer, the building being brought up to code, the parking in front of the building and how many additional units the owner planned to build. Jerry Pasek of 21559 Sumpter Road voiced his concerns as he felt that the building should not be there, "it has been neglected and the building is outdated". Planner Lonnerstater stated that those concerns would be addressed in a Site Plan Review and that everything would have to be brought up to code if the Board approved the rezoning.

Clark stated that he would like to see more people moving into the community. Bardell agreed with Jerry Pasek and didn't feel it was a good idea to rezone.

Motion by Oddy, supported by Clark to close public hearing at 7:40 pm. Motion carried unanimously.

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Motion by Clark, supported by Walter-Hamm to Rezone property 21620 Sumpter Road from C1 (Local Commercial) to MR (Multiple Family Residential) and send to the Township Board for review and approval. Yes: 6, No: 1. Motion carried.

B. Consider Site Plan Review for a Driveway Addition to 8521 Rawsonville Road- Insurance Auto Auction.

Planner Lonnerstater addressed the Board stating the applicant was proposing to add one driveway to the Insurance Auto Auction property on Rawsonville Road, south of Bemis Rd. Currently there is one existing driveway on site, the proposed additional driveway would increase the safety of the site. As of right now the Trucks and Customers are using the same entrance. Insurance Auto Auction is on thirty-six (36) acres and zoned GI (General Industrial). A portion of the existing egrass will need to be removed to accommodate the new driveway along with 6 pine trees, 6 replacement trees will be provided. A right turn lane is proposed to be installed along Rawsonville for an egrass onto site. Only site plan issue to note is that the zoning ordinance has spacing standards for driveways requiring a minimum of four hundred and fifty-five (455) feet between driveways, based on site plan there would only be two hundred and eighty (280) feet south of existing driveway on site as well as three hundred and twenty (320) feet North of the driveway property to the south. The Zoning Ordinance does allow the Planning Commission to deviate from those standards upon finding that 1. The site does not allow reasonable access, 2. The site size is insufficient to meet access standards and 3. The use generates less than 500 trips per day. If site plan meets those standards then Planning Commission may deviate for the spacing standards. Planner Lonnerstater added that they have addressed all comments of the Washtenaw Road County Commission.

Planner Lonnerstater questioned would there be signage to show what each driveway will be used for? John Ciesielski of Wade Trim-201 S. Saginaw St. Flint Michigan and Bobby Nicholson 8521 Rawsonville Road, Belleville, Michigan spoke on behalf of Insurance Auto Auction. Mr. Ciesielski said yes there will be signage directing traffic on and off of property. Bobby Nicholson explained that on the Insurance Auto Auctions busiest day 200 customers max are there, once a week being the day after every auction.

Chairman Stalmack stated that this was a reasonable request for a driveway addition.

Motion by Bardell, supported by Oddy to approve Site Plan contingent upon entrance and exit signage. Motion carried unanimously.

7. Open Floor

8. Adjournment: Motion by Oddy, supported Bardell to adjourn at 8:13 pm. Motion carried unanimously.