

Planning Commission
Meeting
September 10, 2015

Meeting called to order at 7:00 pm by Chairman Stalmack showing present: Bardell, Borden, Clark, Cichewicz, Stalmack, Oddy, Pokerwinski, and Claxton. Absent: Walter-Hamm. Also present: Planner Matt Lonnerstater, Deputy Clerk J. Hoffman and approx. 6 residents.

Motion by Oddy, supported by Pokerwinski to approve the Regular Planning Commission Minutes of August 13, 2015.

Business:

5A.

Planner Matt Lonnerstater and the Planning Commission Board had further discussion on the topic of Automobile, Farm Equipment and Recreational Vehicles Sales and agreed to the following changes proposed:

Section 2.2 Definitions were added for "Automobile", "Farm Equipment" and modified the definition of "Automobile Dealer".

Section 4.13: C-1 Local Commercial District: modified special use standards to keep the terminology consistent.

Section 4.14: C-2 General Business District: Modified Special Use Standards to keep consistent terminology. Removed "Mobile Home and Recreational Vehicle Sales, Service and Repair" as a Special Use as it is addressed elsewhere in the section.

Section 6.8: Automobile Filling Stations, Repair Garages and Service Stations: Removed Dealership section and moved Special Provision relating to all Automobile, Farm Equipment and Recreational Vehicle Sales to Section 6.37.

Section 6.37: Showrooms and Outdoor Sales of Automobiles, Farm Equipment and Recreational Vehicles: Section split up into two sub-sections:

Commercial Dealers: Standards now address indoor (showrooms) and outdoor sales of new and used automobiles, recreational vehicles and farm equipment. In addition stricter screening requirements for dealers located adjacent to residential zoned/used property.

Residential Used Car Sales: Added "valid license plate" requirement for all cars displayed for sale.

Table of Contents is modified to reflect proposed changes.

Planner Lonnerstater recommended that if Planning Commission Board agreed with the proposed text amendments that a Public hearing should be set for October.

Motion by Claxton, supported by Bardell for a Public Hearing on October 8, 2015 at 7:05 pm regarding the Automobile, Farm Equipment and Recreational Vehicle Sales. Motion carried unanimously.

5B.

Planner Lonnerstater and Planning Commission continued discussion on the draft standards on the Detached Accessory Buildings (Residential). The sliding scale was the main topic as both Planner Lonnerstater and Planning Commission want to have a sliding scale that inserts more flexible standards into the Zoning Ordinance. Planner Lonnerstater and Planning Board discussed the numbers for maximum number of detached buildings permitted on a single lot, the maximum size of the detached building depending on the lot size that they felt would be a reasonable scale for Sumpter Township, as well as the required setbacks that would be dependent upon the size of the building. The Planning Commission Board felt that more discussion is needed before a Public Hearing is set for the changes made to the Detached Accessory Building (Residential) Zoning Ordinance. Planner Lonnerstater will draft the changes that were suggested during the meeting and bring the new draft to the next Planning Commission Meeting.

6. Open Floor:

Steve Anton addressed the Board his interest in the building at the southwest corner of Sumpter and Judd Road. Mr. Anton wanted guidance in regards to this building as he is interested in transforming the building into apartments throughout instead of the first floor being commercial as it is at the present time.

7. Adjournment:

Motion by Claxton, supported by Bardell to adjourn at 8:25 pm. Motion carried unanimously.

Respectfully submitted,

Janet Hoffman
Deputy Clerk