

**VILLAGE OF DRYDEN  
DDA MEETING/PLANNING COMMISSION  
LAMB MEMORIAL BUILDING  
September 17, 2013  
Minutes**

Harbar called the meeting to order at 7:00 P.M.

**Roll call:** Betcher, Batzer, Franz, Listerman, Reynolds, Thiemkey, Harbar  
Absent: Daley, Schultz

**Minutes:**

**MOTION** by Franz, supported by Batzer to approve, the August 20, 2013 regular meeting minutes.

Committee voiced all ayes, Motion carried 7 – 0.

**Public Comments:**

Justin Evans asked if the Planning Commission will be looking at the Greenbelt on the site plan and the use variance for 5569 North Street when considering the site plan approval?

Pat Betcher answered yes.

**Agenda:**

**MOTION** by Betcher, supported by Reynolds, to approve, the Agenda, for September 17, 2013.

Committee voiced all ayes, Motion carried 7 – 0.

**Financial Statements:**

Thiemkey asked about the balance in the Lapeer County Bank & Trust checking account. Listerman answered the minimum balance is \$1000 and the account is used to place funds that are invested into the CDARS program.

**Bills to Pay/Disbursements Approval:**

**MOTION** by Franz supported by Reynolds to approve the September 17, 2013 Bills to Pay & Disbursements in the amount of \$1077.49.

**Roll call:** Betcher - yes, Batzer - yes, Franz – yes, Listerman - yes, Reynolds - yes, Thiemkey - yes Harbar - yes

Committee voiced ayes, Motion carried 7 - 0.

**CARRYOVER BUSINESS:**

**A. Plan Review for 5569 North Street**

Jerry Edwards spoke about the two letters written to George Tencza on September 10<sup>th</sup> & 13<sup>th</sup>, regarding the Site Plan Review. Edwards also stated he met with George Tencza on Monday, September 16. George Tencza was able to clarified the parking areas on the site

plan. Also, Tencza paid the \$1000 cash bond and paid the \$350 fee to request a Public Hearing in front of the Zoning Board of Appeals for the Use Variance. Edwards stated he clarified to Tencza the fire separation needed between the old and new construction for a mixed use building to meet Fire Code. They also discussed the upgrades that would need to be made to the second story for it to be brought up to the current building code.

George Tencza gave a presentation of the site plan blue prints and stated the intention was to move a current business under the name of Superior Trim Group housed in an Almont facility to the Dryden location. The business builds Free Standing Staircases.

Richard Batzer asked what the intended hours of operation would be? Would there be a 2<sup>nd</sup> or 3<sup>rd</sup> shift?

George Tencza stated absolutely not on the 2<sup>nd</sup> or 3<sup>rd</sup> shifts. Tencza plans normal business hours of approximately 8am – 5pm.

Pat Betcher stated the hours of operations will come up during the Public Hearing on the Use Variance November 5<sup>th</sup>, 2013.

Jerry Edwards stated that if the Use Variance is granted for 8 am-5 pm Tencza could petition for different times of operation at a later date.

Pat Betcher stated to George Tencza to be prepared for the Public Hearing because the neighboring public will have questions.

Discussion was held on the non-conforming set backs on the west side of the property and a green belt being added to the property line.

Jerry Edwards reminded everyone that the building existed in its non-conforming state when the property owners purchase the adjacent properties.

Justin Evans did not want the pine trees on his property to being considered the green belt.

George Tencza stated he would add a 6 foot vinyl fence along the west property line at 5569 North Street.

Jerry Edwards stated they have to be very careful about the storm water coming off the building.

George Tencza stated new 5” gutters would be added to entire structure.

Jerry Edwards stated that the second story is not going to be upgraded at this time. That he spoke with George Tencza about the windows needed to be enclosed and the other items that would have to be brought up to Fire Code.

George Tencza stated it's not an expense he wants to take on at this time.

George Tencza stated that he was spray foaming the walls and adding 5/8" drywall for sound barrier.

Justin Evans asked if there was a time frame of completion?

Jerry Edwards stated that the Site Plan Ordinance requires all work to be completed by 1 year of the date of the meeting that the site plan was approved. The date of completion would be September 17, 2014.

Jerry Edwards asked if there was going to be any outdoor storage?

George Tencza stated "No".

Jerry Edwards asked "not with standing" the presentation are there any more questions? Then, Madame Chairman I turned the meeting back to you to entertain a motion for the approval/non-approval of the site plan for 5569 North Street.

**MOTION** by Franz supported by Betcher to approve the Site Plan Review for 5569 North Street with the conditions set forth in the discussion tonight and on the contingency the "Use Variance" is approved by the Village Council acting as the Zoning Board of Appeals on November 5<sup>th</sup>, 2013.

**Roll call:** Betcher - yes, Batzer - yes, Franz – yes, Listerman - yes, Reynolds - yes, Thiemkey - yes Harbar - yes

Committee voiced ayes, Motion carried 7 - 0.

#### **B. Update on Cardinal Field Park Plan**

1. Waiting on the rough building inspection. Edwards says the rough plumbing inspection has to be completed before rough building inspection can be performed per state code.
2. Betcher stated that he met with John Ihrke, Richard Nash, Jeff Nash and Travis Priehs at the site to determine where the walk path will be placed at the field. The plan is for the path to be 8 feet wide and go around the perimeter of Cardinal Field.
3. Betcher stated the committee is still waiting for the rest of the grant funds to be received.

#### **B. Update on 2013 Fall Fest**

Discussion was held on the clean-up for Fall Fest. Franz offered to use his small vehicle to help collect the trash from the barrels to take to the dumpster. Harbar asked if we could pay the DPW staff to assist with clean-up?

#### **New Business**

None

The meeting adjourned at 7:52 P.M.

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**Deanna Harbar**  
**DDA Chairperson**

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**Rande Listerman, MiCPT/CPFIM**  
**DDA Secretary/Village Treasurer**