

Planning Commission  
May 9, 2017 - 7:02 p.m.

Chairman Bell opened the Public Hearing at 7:00 p.m.

Members Present: Bell, Selinski, Delahanty and Evans and Mollard

Others Present: Zoning Administrator Ryan Veeder, Tim Lapham, Ron and Lois Bunting, Robert Hobohm and Bob Griffin Jr.

Rezoning Request for property located in the Urban Mixed Use in Business Loop Overlay. Hobohm is requesting the removal of the Business Loop Overlay, so he can split property parcel #65-014-029-020-00.

The Planning Commission received no communications or written correspondence.

There was no public comment.

Chairman Bell closed the Public Hearing at 7:02 pm.

Chairman Bell opened the regular Planning Commission meeting with the pledge at 7:02 pm.

Motion by Selinski, second by Delahanty to approve the minutes of the March 7, 2017 meeting. Motion carried unanimously.

New Business:

**Rezoning Request: Bob Hobohm**

The property is currently zoned Urban mixed use in Business Overlay District and Hobohm is requesting to have the Business Loop Overlay removed. He would like to split property parcel #65-014-029-020-00 which would allow for a 75' frontage rather than 200'.

Motion by Delahanty, second by Selinski to approve the Rezoning as submitted and remove the property from the Business Overlay District. Roll Call: Ayes - Delahanty, Evans, Mollard, Selinski and Bell. Motion Carried.

Lapham asked if Ron and Lois Bunting's property located in the Business Loop District could be included in this rezoning and Bell stated they would have to submit a separate request.

**Site Plan Review (Minor): Lehner's Collision**

Request to add an addition to the existing pole building at 2789 S. M-76 currently used for cold storage.

Motion by Delahanty, second by Evans to approved minor change to existing building. Roll Call: Ayes – Evans, Mollard, Selinski, Delahanty and Bell. Motion Carried.

**Ordinance Violation – Bob Griffin Jr.**

Griffin stated he thought the tower placed on his property was exempt under the FCC "Otar" ruling. Bell explained that is true IF it was not transmitting. Griffin stated the tower was not only benefiting him but many businesses. He asked what steps needed to be addressed to resolve this issue. Bell stated he needed to request the 180 day extension from the Township Board. In the meantime the Planning Commission will review the ordinance to see what their options are. The process requires approval from the Planning Commission, County Board and Township Board so it could take up to 180 days.

Unfinished Business:

Veeder shared information he obtained concerning signs while attending the MTA meeting in April. He stated changes are coming in June concerning ‘when stricter scrutiny is applied’ Government usually loses; therefore it is important to keep focus on safety.

The board agreed the zoning concerns on Dow Road (north of the City) should be addressed by obtaining a Rezoning Permit.

Committee Reports:

Veeder answered questions from other board members concerning the tower placed on Griffin’s Property.

Mollard had nothing to report.

Motion by Mollard, second by Bell to adjourn. Motion carried unanimously.

Meeting Adjourned at 8:40 pm.

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Cheryl Mollard, Secretary