

Planning Commission
March 7, 2017 - 7:02 p.m.

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

Members Present: Bell, Selinski, Delahanty and Evans. (Mollard was absent)

Others Present: Zoning Administrator Ryan Veeder, Jim Clark, Kerry Richardson, Jerry LaLonde, Ron Hodges, Jill Ammond, Todd & Becky Jakubowski, Leonard Meir, and David Leslie.

Archery Park: Jim Clark from the Ogemaw Hills Sportsmen Association presented the Special Use Permit and Site Plan information for the proposed Archery Park at the Ogemaw Hills Recreation Complex located at M-55 and Dam Rd. The association is utilizing a grant from the DNR to utilize the existing buildings for indoor archery and construct areas for outside archery. Clark also would like the site to be used for the 4H Shooting Sports Club which would include air rifles and BB guns.

The Planning Commission received no communications or written correspondence.

Public Comment: Jill Ammond asked if this was for archery only or if firearms will be allowed later. Clark explained that the Special Use Permit is for Archery only. There is no plan at this time to include firearms. The Zoning Administrator added that any additional uses at that location would have to go through the Special Use process again and would require another Public Hearing. Jill Ammond also was concerned about the noise from the air rifles and supervision of the area. Clark explained that the air rifles and BB guns make little to no noise and as part of the 4H program, the kids are always supervised and anyone under the age of 18 would need adult supervision to use the facility. Todd Jakubowski asked about how they will be funded for the long term and what would happen to the facility if a new firearm range is built. Clark explained that there will be memberships sold for the use of the facility, grants, and other fund raisers will be planned to help pay for costs.

Deals on Wheels: Jerry LaLonde, owner of Deals on Wheels, presented the Special Use Permit and Site Plan information for the proposed used vehicle sales lot at 2333 S. M-76. The current building is a Century 21 real estate office owned by Kerry Richardson next to Jerry's Joint. LaLonde went over the site plan explaining where vehicles for sale will be displayed and parking areas for the public.

The Planning Commission received no communications or written correspondence.

There was no public comment.

Proposed Zoning Ordinance #44: Chairman Bell explained the proposed change to the language in the Industrial District. The word "industrial" will be removed from the first sentence of the second paragraph to read: Any ~~industrial~~ use not specifically listed above may be submitted for a Special Use permit in accordance with Section 8 of this Ordinance.

The Planning Commission received no communications or written correspondence.

There was no public comment.

Chairman Bell closed the Public Hearing at 7:17 pm

Chairman Bell opened the regular Planning Commission meeting with the pledge at 7:18pm

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

New Business:

Special Use Permit & Site Plan Review: Archery Park

Motion by Delahanty, second by Selinski to approve the Site Plan and the Special Use Permit with the following stipulations: The use of the property is for indoor and outdoor Archery and 4H shooting sports (air rifles & BB guns) only.

Roll Call – Yes: Evans, Delahanty, & Selinski. No: None Absent: Mollard Abstain: Bell
Motion carried.

Special Use Permit & Site Plan Review: Deals on Wheels

There was some discussion between the board and the Zoning Administrator in regards to the number of public parking spots required and where they would be located due to side setback concerns. There were also some concerns when it came to disabled or broken vehicles. Motion by Delahanty, second by Selinski to approve the Site Plan and the Special Use Permit with the following stipulations: No more than three (3) disabled vehicles at one time on the premises for no longer than 15 calendar days, all parking surfaces must be paved by 9/30/2017, and 7 public parking spaces must be maintained.

Roll Call – Yes: Selinski, Delahanty, Evans, and Bell. No: None Absent: Mollard
Motion Carried.

Proposed Zoning Amendment: Ordinance #44

Motion by Delahanty, second by Selinski to approve proposed Ordinance #44.

Roll Call – Yes: Delahanty, Selinski, Bell, and Evans. No: None Absent: Mollard.

Unfinished Business:

Veeder stated he received a draft sign ordinance from the township attorney. Since the meeting was pretty full with other items, he will distribute to the members for the next meeting.

Veeder stated he is still looking at the Zoning concerns north of the city on Dow Road. Determining the best way to address those concerns are still being discussed.

Committee Reports:

Veeder stated that the permit fees should be reviewed. One possible scenario discussed was charging more for commercial zoning permits versus residential due to the extra time required for commercial projects. Veeder will also discuss with the Township Board and report back to the planning commission.

Mollard was home ill so no report was made by the Planning Secretary.

Motion by Delahanty, second by Evans to adjourn. Motion carried unanimously.

Meeting Adjourned at 8:33 pm.

Ryan Veeder, Zoning Administrator