

SHERMAN TOWNSHIP PLANNING COMMISSION

PUBLIC HEARING

June 9th, 2021

Public Hearing: Proposed Commercial Stand at the corner of Baldwin and 48th.

- Special use application for Mr. Harvey Miller on the corner of Baldwin and 48th for a commercial stand.
- Mr. Levi Zook spoke on behalf of Mr. Miller as to what this property is going to be used for.

Public Comment/Discussion:

- Ryan Seyferth 4751 South Baldwin. The concerns that Ryan had were traffic issues, concerned about vehicles turning around in his driveway, what will happen to the outflow of cars that don't fit in the parking lot and vehicles parking on the roadside, what the property is going to be used for, and separation of properties to prevent trespassing on his property.
→ In response to Ryan- they said they can't say that they have had any discussion regarding traffic issues, as well as the noise. Porta-John is expected to be sitting there at all times. There is room to expand parking. Will ask the county to put "no parking on road" signs. That way if anyone were to park there they would be ticketed. Plans for overflow parking in the dirt to the south ~100 feet which is another 10 cars. It is not necessarily the best time to plant trees, but some time before October 1st they should be in the ground. In the meantime, there will be temporary fencing of some sort to show where the property line is.
- The stand went from a fruit stand to a grocery-type of store, and it was opened back up for public discussion per Ryan as he wanted better clarification of what was going to be done and sold.

Board Discussion

- Don Clark asked what times and dates they were planning on being open. 1st of May until Thanksgiving for time of year to be open, 8am to 8pm for hours, and Monday-Saturday for the days.

Motion for Approval:

- Hours of operation from 8am to 8pm Monday through Saturday.
- May 1st to Thanksgiving for months of operation.
- Trees/green belt between the lines of north and west property by October 1st. The trees must be at least 4-5 feet tall.
- Temporary rope/posts for property lines on the north and west until the trees are planted.
- Porta-Potty company or facility to be placed on the south side of the property away from Ryan's house.
- Overflow parking to the south.
- Contact the county for no parking signs on the side of the road starting north of Ryan's property to 48th on the east side and on the west side 48th north to past old schoolhouse driveway.
- Going to be called a commercial stand as started in the article in the paper.

1st Mark Kukal and 2nd Al Smalligan. The motion was carried by a unanimous vote.