

7:00 o'clock p.m. Chairperson Martinek called the meeting of the Planning Commission to order.

MEMBERS PRESENT: Bland, Buechler, Crawford, Martinek, Mills (7:10 PM arrival), Rossow

MEMBERS ABSENT: Baron

ALSO PRESENT: Kristy Jones

VISITORS: Randall Gobeyn, Lori Arquette, Mark Ellsworth

Chairperson Martinek opens the public hearing at 7:01 p.m.

Motion by Rossow, supported by Buechler, to approve the agenda as printed and posted.
Vote, Unanimous. **MOTION PASSED.**

Motion by Rossow, supported by Bland, to approve the minutes from 2/11/14 as printed and posted.
Vote, Unanimous. **MOTION PASSED.**

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Crawford reported: Going through Board of Review right now. Newsletter will be going out highlighting the bids for the new building, Precinct 3 which votes at the Township Hall will vote at the DPW in August since we will be going through construction at that time. Also, the noxious weed notice will be included in the newsletter which addresses blight on properties and gives the Township authority to go on the property to clean up the noxious weeds if not handled by the owner. Recycling schedule will be included as well; we are picking up 10,000lbs each time.

REPORT FROM ZBA REPRESENTATIVE: Buechler reported: Lakefront resident requested a set back variance to tear down a garage and put a new one. It was approved with some amendments.

CITIZENS WISHING TO ADDRESS THE BOARD ON ANY ITEMS NOT PART OF THE PUBLIC HEARING:

N/A

PUBLIC HEARING:

SPECIAL LAND USE APPROVAL, 3900 Pine Grove Avenue – Unit 1 / 74-20-028-2024-000:

APPLICANT: Randall Gobeyn: 1307 20th Street, Port Huron, MI 48060

PROJECT: Stained Glass Tattoo LLC

REQUEST: Special land use approval for proposed Tattoo, Piercing and Art Studio

LOCATION: 3900 Pine Grove Avenue – Unit 1

PARCEL #: 74-20-028-2024-000

APPLICANT PRESENTATION: Randall Gobeyn presented. He wishes to open up a Tattoo and Art Studio. He has been in business in Wadhams for the past three years. He would like to move to the Fort Gratiot location for better exposure and will close down his Wadhams business. He has included a business plan that he will have 3 employees as well as 2 apprentices. He will have 6 private studio rooms, that have doors. His room will be the only one that will have a window that faces the lobby. Per state law, there will be 2 wash rooms (1 for each 3 artist) as well as a sterilization unit. This will comply with state law and the county Health Department requirements. Parking is more than adequate, having spots right in front of the building (7) as well as the center has several more. Business hours were not included in the plan but he plans to have his same hours of operation which are **7 days a week; Monday – Friday Noon to 8:00 pm, Saturday Noon to 9:00 pm, Sunday Noon to 5:00.**

Martinek asked how things have gone the past three years in Wadhams and if he had ever been cited for any violations.

Gobeyn replied that business has been very good and that he has never had any citations, in fact the Health Department always notes how he complies with all requirements.

Martinek asked about when he would get Health Department approval at the new site.

Gobeyn said once approval is granted by the Township, he will construct in accordance to state and county laws and then be inspected at that time.

Crawford asked Martinek to make note that Planning Commission Member, Rick Mills arrived at 7:10 pm.

Martinek, so noted.

Buechler asked if all equipment at the current site in Wadhams will be moved to the proposed site.

Gobeyn, yes all equipment will be moved.

Martinek, any other questions?

Buechler, are you the soul proprietor of the LLC?

Gobeyn, yes and I plan to continue that.

Martinek anything else you would like to add Mr. Gobeyn?

Gobeyn said he did want the Commission to know one thing, which is that he is very strict on not performing any procedures on minors that are not accompanied by an adult.

CITIZEN COMMENTS AND/OR QUESTIONS: Lori Arquette; 3235 S. Shoreview, Fort Gratiot, MI. She is here just to show support and is a personal friend to Randall Gobeyn. She feels he is very professional and does a nice job and has a good following and clientele.

**Motion by Crawford, supported by Martinek, to close the public hearing.
Time: 7:15 P.M. Vote, Unanimous. MOTION PASSED. PUBLIC HEARING CLOSED.**

BOARD DISCUSSION:

Rossow asked what the rules for notification for the Special Land Use.

Kristy Jones explained that notice went out to those properties that were within 300 ft. of the proposed site. Notice also went into the Times Herald 15 days prior to the meeting. Only one resident called in regards to the Special Land Use request. He opposed the use but did not want his name known but did confirm he is a Fort Gratiot resident however, not within the 300 ft. of the proposed site. This correspondence was in the commission's packets.

Martinek asked Kristy Jones what standard or ordinance did the Township use regarding this request.

Jones explained that we went by an ordinance from Sterling Heights that has a similar commercial district to residential district ratio as Fort Gratiot. We used this standard when the Serenity Studio opened in the Birchwood Mall in 2009.

Martinek asked Jones what other factors the commission be looking at.

Jones stated that the hours of operation she would think should be noted and adhered to as part of the conditions.

Motion by Mills, supported by Buechler, to approve with conditions the special land use for 3900 Pine Grove Avenue – Unit 1 (Stained Glass Tattoo LLC, 74-20-028-2024-000) that all state laws must be observed and that a business plan be submitted and entered into the record as additional requirements the business must adhere to at all times. As well as the operating hours be adhered to that were stated above by Mr. Gobeyn. Any violation of the conditions may result in enforcement and/or revocation of the special approval use. Roll Call Vote, Unanimous. MOTION PASSED

Crawford made note that a citizen had walked in after the public hearing was closed. Crawford made a request of the commission as a point of privilege to allow the gentleman to speak.

Mark Ellsworth, owner of Serenity Studio, spoke and asked the commission to consider setting up an ordinance and a set of standards specific to Fort Gratiot so other studios can't just come in and open up.

Martinek said his comments were appreciated and that at this time he would like to close the "second" public comment portion.

**Motion by Bland, supported by Buechler, to adjourn. Time, 7:32 P.M.
Vote, Unanimous. MOTION PASSED. MEETING ADJOURNED.**