

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

MEMBERS PRESENT: Bland, Buechler, Crawford, Koob, Martinek, Wurmlinger

MEMBERS ABSENT: Mills

ALSO PRESENT: Kristy Jones

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

Motion by Bland, supported by Martinek, to approve the agenda as printed and posted.

Vote, Unanimous. MOTION PASSED.

Motion by Buechler, supported by Martinek, to approve the minutes from 08/09/2016 as printed and posted.

Vote, Unanimous. MOTION PASSED.

CITIZENS WISHING TO ADDRESS THE BOARD:

NONE

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:

Crawford reports: Road work is being completed. Applied for and awarded a grant for additional road work in 2017. Absentee Voters are at 20% currently for the November 8th election. Ribbon cutting for the Dog Park is October 22nd.

REPORT FROM ZBA REPRESENTATIVE:

Buechler reports: 7' east side yard setback variance for proposed addition and Class A Designation granted for 4162 Pine Grove Road at the August 16, 2016 ZBA meeting.

ITEM #1: PETITION TO REZONE / 74-20-105-0013-000 & 74-20-105-0014-000 FROM R-1B (Residential) TO C-2 (General Business):

APPLICANT: Farrukh Naqvi of North Lake Holdings LLC, 4190 24th Avenue, Fort Gratiot, MI 48059

PROJECT: Medical Office/Family Practice

REQUEST: Rezoning approval for proposed Medical Office

LOCATION: Vacant Land Meadowlawn Drive

PARCEL#: 74-20-105-0013-000 & 74-20-105-0014-000

APPLICANT PRESENTATION:

Farrukh Naquvi presented: He, along with his associates (Dr. Souphis and Dr. Borgiel), would like to move their medical practice to this location and currently it is zoned residential. Presently, they are at Mercy Health Center here in Fort Gratiot. They are requesting a C-2 zoning that would allow them to build a medical office at this location. It is consistent with the Township Master Plan and they hope the Planning Commission will grant this request.

CITIZEN COMMENTS AND/OR QUESTIONS:

Phil McLain, Meadowlawn Dr.: Has property by Hamzavi's office. Wants to know about lighting, if it will infiltrate onto the neighbor's property. Just is curious because if Hamzavi ever expands, he wants to make sure his property is protected, especially from lights. Feels the use of that property as a medical office is good.

Motion by Martinek, supported by Bland, to close the public hearing portion for item #1.

Time: 7:14 P.M.

Vote, Unanimous. MOTION PASSED.

BOARD DISCUSSION:

Martinek: Feels this is appropriate request and is in favor of the rezoning.

Bland: Also feels it is an appropriate rezoning.

Motion by Crawford supported by Wurmlinger, to approve the Rezoning for Vacant Land Meadowlawn Drive 74-20-105-0013-000 & 74-20-105-0014-000, from R-1B to C-2.

Vote, Unanimous. MOTION PASSED.

PUBLIC HEARING:

ITEM #2: SPECIAL LAND USE APPROVAL, 3159 KEEWAHDIN ROAD / 74-20-021-2012-000:

APPLICANT: James D. Maas, 77125 Deerfield Drive, Romeo, MI. 48065

PROJECT: Complete Auto Sales LLC

REQUEST: Special land use approval for proposed used auto sales

LOCATION: 3159 Keewahdin Road

PARCEL#: 74-20-021-2012-000

APPLICANT PRESENTATION:

James Maas presented: Requesting the Special Land Use to operate a Used Car lot at his parent's business (Port Huron Drywall), using a portion of their parking lot for the vehicles and a vacant office space inside the building for this use as well. They met all the additional standards that are required for used vehicle sales.

Most of his sales will be on-line and the vehicles will most likely just be picked up at this site.

CITIZEN COMMENTS AND/OR QUESTIONS:

NONE

Motion by Koob, supported by Martinek, to close the public hearing. Time: 7:38 P.M.

Vote, Unanimous. MOTION PASSED.

BOARD DISCUSSION:

Martinek: Seems appropriate and consistent with all the existing uses in this area.

Koob: Is there a limit of number cars?

Jones: There is and will be addressed on his site plan approval.

Motion by Bland, supported by Koob, to approve the Special Land Use for 3159 Keewahdin Road, 74-20-021-2012-000.

Vote, Unanimous. MOTION PASSED.

NEW BUSINESS:

ITEM #1: SITE PLAN APPROVAL, 3159 KEEWAHDIN ROAD / 74-20-021-2012-000:

APPLICANT: James D. Maas, 77125 Deerfield Drive, Romeo, MI. 48065

PROJECT: Complete Auto Sales LLC

REQUEST: Special land use approval for proposed used auto sales

LOCATION: 3159 Keewahdin Road

PARCEL#: 74-20-021-2012-000

APPLICANT PRESENTATION:

James Maas presented: Has nothing further to add than what he turned in with his application.

Jones: Explained that they have ample parking for both businesses and that the used car lot is limited to the 10 spots delineated on the site plan. A bike path should be added to this business to meet the requirements of our Master Plan. This is an opportunity to connect the commercial corridor to the outlying businesses and residential areas. Hours of operation should be noted as well.

BOARD DISCUSSION:

Crawford suggested to give the applicant time to construct the bike path/sidewalk.

Motion by Crawford, supported by Bland, to approve with conditions (Listed below and found on Review dated October 11, 2016) the site plan for 3159 Keewahdin Road, 74-20-021-2012-000.

1. Signage will be provided with a building permit and adhere to zoning ordinance
2. Bike path/sidewalk be provided by the close of 2017.
3. Hours of operation will be Monday thru Friday 9am to 5pm.

Vote, Unanimous. MOTION PASSED.

Motion by Martinek, supported by Buechler, to adjourn. Time, 7:50 P.M.

Vote, Unanimous. MOTION PASSED.