

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

MEMBERS PRESENT: Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger

MEMBERS ABSENT: Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger

ALSO PRESENT: Recording Secretary, Sharon Wilton

VISITORS: Jonathon Anderson, owner of Serenity Apperal, Tattoo & Piercings

Motion by **Buechler** supported by **Muir** to approve the agenda as printed and posted, with a correction on the spelling of Serenity to Sarenity. Vote, 6 / 0

Motion by Oprita, supported by Wurmlinger, to approve the minutes from **12-14-2021** as printed and posted.
Vote, 6 / 0

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:

Buechler reported the township is in the swing with tax collection and winter activities. Meeting with Spicer regarding the master plan for developing 100 acres off of Parker Road. Road commisionand, EDA' s Kristy and Jorja Baldwin also in attendance. AJ from the little league. Working on goal setting and figuring out the path forward for this project. Next meeting will include local stakeholders, starting with residents and users. Need input from the community. Tentative date set for March 2nd. Wurmmmliner asked if a committee had been set. So far just a Board and a few members from the Parks Commission. Going to let Spicer run with ideas for now but anyone is welcome to attend the meetings.

REPORT FROM ZBA REPRESENTATIVE:

Nothing to report at this time.

CITIZENS WISHING TO ADDRESS THE BOARD:

- *When the Chairperson calls on you, stand and speak your name and address clearly for the record.*
- *Each person will be permitted to speak one time for 3 minutes until everyone has had a chance to speak.*
- *Any comments to be made regarding the public hearing will be heard during the continuation of the public hearing, below.*

NEW BUSINESS

ITEM #1

Special Land Use-Serenity Apparel, Tattoo & Piercing (Jonathon Anderson-owner)
Parcel 74-20-105-0037-000; 4556 24th Ave., Fort Gratiot

Jonathon Anderson - owner. Serenity has been located in the Birchwood Mall since 2009. He would like to expand his business. This location has lots of room for development and growth. Lots of parking. Current mall space is 4000 sq ft. This building is slightly smaller at 3400 sq ft. This building also allows for the opportunity of hiring more employees. Wurmlinger asked if everyone had a chance to look over materials. All agreed. Wilton asked about a shared entrance with the salon next door. Hilton commented on the ample

amount of parking.

Wrulingler asked about the proximity of the lot to the residential area behind the property.

Wilton asked about using part of the existing sign.

Mr. Anderson stated he had not yet thought through what type of signage to use on the outside

of the building. Serenity is the biggest shop in the county and has been a part of the community

for a long time. In the future he would like to paint the outside of the building but current focus is

on the inside.

Wrumlinger asked about the hours of operation. Anderson stated that currently he has to abide

by Birchwood Malls hours of 11-7. This location would like to expand hours of operation. Some

of his artists would like to work at 8am.

Wilton asked if the license would dictate set hours for this type of business. Mr. Anderson said no. Outside of those hours, artists could come in and do their work. Port Huron does have limits

on hours of operation.

Oprita asked if the building is currently empty. Anderson confirmed. He is ready to settle into a

new space, and doesn't want to build or move again.

Hilton asked if the special use stays with the business and not the building. Wilton confirmed it

stays with the business.

Wilton reminded Anderson of the building permit requirement.

Hilton asked where the entrance would be located. The entrance is located on the north side of

the building. There is no entrance on the east side. Wilton asked if the state would transfer the current business license. If so the Township would

need a copy. Anderson said he has been in contact with the state and he would need a new license.

Oprita asked when Anderson would like to be open. Anderson said it depends on construction. He plans to do as much as he can himself, but could take 6 months to a year. His current lease

with the mall is up next February.

Wilton asked if there will be a security system Anderson confirmed that there will be surveillance

and lighting added around the building including the back lot.

Wurmlinger asked if there was any further discussion.

Motion by Mills to approve the Special Land Use to Serenity Apparel, Tattoo & Piercing, land

use with the following conditions:

Owner must provide an updated Michigan License to Operate

Provide hours of operation

Provide plans for security systems

Provide a building permit for interior changes.

BOARD DISCUSSION: *NO PUBLIC COMMENTS WILL BE HEARD AT THIS TIME*****

Motion by Mills, supported by Wurmlinger, to approve/deny. Vote, 6/0.with/ Conditions

Owner must provide an updated Michigan License to Operate

Provide hours of operation

Provide plans for security systems

Provide a building permit for interior changes.

CITIZEN COMMENTS AND/OR QUESTIONS: In order to insure that the comments are recorded as accurately as possible, please follow the format below:

- * Address the planning commission only. Individual conversations should not be held during the meeting.*
- * Please stand at the podium; speak your name and address clearly for the record.*
- * Each person will be permitted to speak one time for 3 minutes until everyone has had a chance to speak.*
- * The minutes will be transcribed from the recording. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping or interrupting cannot be made part of the official minutes.*

BOARD DISCUSSION:

Wilton provided a calendar of courses available from the Michigan Association of Planning .

If

interested please contact Wilton.

OLD BUSINESS

Motion by Wurmlinger, supported by Muir, to adjourn. Vote, 6/0. Time, 7:19 P.M.

The Charter Township of Fort Gratiot complies with the "Americans with Disabilities Act" and if auxiliary aids or services are required at the meeting for individuals with disabilities, please contact Clerk Robert C. Crawford, 3720 Keewahdin Road, Fort Gratiot, Michigan 48059 (810) 385-4489, three days prior to said meeting.