

7:00 o'clock p.m. Chairperson Buechler calls the meeting of the Planning Commission to order and opens any Public Hearings on the agenda, then continues with the regular agenda.

1. ROLL CALL

PRESENT: Buechler, Hilton, Koob, Muir, Wurmlinger

ABSENT: Mills, Oprita

ALSO PRESENT: Robert Crabb & Debra Dionne, Mobile-Tronics Auto Sales
 Jorja Baldwin, Zoning Consultant
 Courtney Landreville, Recording Secretary

2. APPROVAL OF AGENDA: September 12, 2023

Motion by Muir, supported by Wurmlinger, to approve the agenda as printed and posted.
 Voice Vote, 5/0. Motion Carried.

3. APPROVAL OF MINUTES: May 9, 2023

Motion by Muir, supported by Hilton, to approve the minutes as presented.
 Voice Vote, 5/0. Motion Carried.

4. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Clerk Robert Buechler

- Cruise weekend in June
- Scarecrow Saturday at end of September
- Personnel changes:
 - Treasurer Jamie Oprita resigned and George Wells was appointed
 - Fire Chief Pat Smith retired
- Waiting on DNR grants status for Parker Road projects
- Parks updates

5. REPORT FROM ZBA REPRESENTATIVE: Nathan Oprita - Not Present

6. PUBLIC COMMENT None

7. PUBLIC HEARINGS

Item 7-1: SPECIAL LAND USE-USED AUTO SALES, 3980 PINE GROVE ROAD 74-20-028-2020-000

APPLICANT: Robert C Crabb Jr

REQUEST: Mobile-Tronics Auto Sales Proposed Used Car Sales per Sec. 38-519

LOCATION: 3980 Pine Grove Road

PARCEL#: 74-20-028-2020-000

APPLICANT PRESENTATION: They are a small used car dealership. They sell between 75-100 cars a year. They have been in business since year 2000 and were located in Croswell, looking to be in a more high traffic area. Not looking to expand, just change location. All repairs are done off-site. Only 6-14 cars will be on-site at a time.

In regards to the letter sent, traffic is not a constant. Some days there are no visitors. There are no large car-haulers, they personally pick up the cars and drive them to the car lot. The business is licensed, bonded, and insured. Per the drawing provided with the application, they would only use part of the parking lot for cars and the office is the east side of the building.

PUBLIC COMMENT: None

Contacts/Communications/Correspondence:

Email from Robert K. Wesley, 3968 Pine Grove Road, attached.

Motion by Buechler, supported by Wurmlinger, to close the public hearing for Item 7-1 at 7:15 P.M.
 Voice Vote, 5/0. Motion Carried. Public Hearing Closed.

BOARD DISCUSSION: Wurmlinger clarified that the amount of spaces provided on the drawing do not match the applicant's number of cars. Crabb verified that the lines on the drawing are not accurate or to scale of the actual number of spots the existing lot provides. No used cars will be parked in front of the building, only the side where their office will be located, closer to the bank. Wurmlinger also asked if the two ingress/egress are both existing. Crabb said yes, the entrance off of Pine Grove is existing. Regarding parking lot, Crabb states it could hold over 20 cars. Koob stated the drawing is not to scale. In reference to the over view of the land there is much more space than shown on the drawing. Baldwin mentioned a used car sales and detailing and auto repair businesses have been approved in this location previously and it was shown can handle this type of traffic. Discussion was had regarding the sidewalk in the area. The board discussed parking lot striping and as a condition for approval.

Reason for decision:

- The use is consistent with previous uses.
- There is sufficient parking.
- The parcel is located on a major thoroughfare.
- The applicant has demonstrated that the proposal meets the objectives of 38-486.

Motion by Koob, supported by Buechler, to approve with conditions that the parking lot to be striped for the Special Land Use request for used auto sales at 3980 Pine Grove Road, 74-20-028-2020-000.
Roll Call, 5/0. Motion Carried.

8. UNFINISHED BUSINESS: None

9. NEW BUSINESS:

Item 9-1: ORDINANCE UPDATES

- Short term rentals
- Outdoor self-storage
- Fences
- Adding accessory structure uses
- Storage containers
- C-2 uses – Special land use vs permitted
- Home occupations

10. COMMISSIONER UPDATES:

Binders passed out for Ranger Power Solar Project for future meeting

11. ADJOURNMENT

Motion by Koob, supported by Muir, to adjourn. Vote, 5/0. Time, 8:30 P.M.