

**PLANNING COMMISSION
AGENDA and MINUTES
February 23, 2016**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: February 23, 2016 Regular Meeting

APPROVAL OF MINUTES FROM: January 26, 2016 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:

- 1) Crossroads Apostolic Church review of an amendment to existing Special Use Permit # 01-16 144 Schroeder Park Drive/Tax ID 4710-01-300-017

OLD BUSINESS:

- 1) Crossroads Apostolic Church review of an amendment to existing Special Use Permit # 01-16 144 Schroeder Park Drive/Tax ID 4710-01-300-017
- 2) Proposed text for Agricultural Tourism

NEW BUSINESS:

- 1) Brandon & Lauren Forsythe/817 Ocoola Street/Tax ID#4710-01-200-012 - review of a proposed conditional rezoning CZRN #01-16 from Light Industrial to Suburban Residential

CALL TO THE PUBLIC:

ADJOURNMENT:

MINUTES

MEMBERS PRESENT: LARRY GRUNN, CHAIR
 CHERYL RANGE, SECRETARY
 BRUCE POWELSON
 JOANIE PARIS

MEMBERS ABSENT: BOB HANVEY

OTHERS PRESENT: ANNETTE MCNAMARA, ZONING ADMINISTRATOR

CALL TO ORDER

Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Cheryl Range motioned to approve the agenda as submitted. Joanie Paris seconded.

Motion Carried 4-0.

INTRODUCTION OF MEMBERS

The members of the Planning Commission introduced themselves. Bob Hanvey was absent.

CALL TO THE PUBLIC

Larry Grunn opened the call to the public. No response. Larry Grunn closed the call to the public.

APPROVAL OF MINUTES

January 26, 2016 Regular Meeting

Cheryl Range motioned to approve the January 26, 2016 minutes as submitted. Joanie Paris seconded.

Motion Carried 4-0.

PUBLIC HEARING

Larry Grunn opened the public hearing for the Crossroads Apostolic Church Special Use Permit # 01-16 144 Schroeder Park Drive/Tax ID 4710-01-300-017. Larry Grunn acknowledged a letter of support from Adam & Ashley Luderer, 273 Crystal Court and noted it will be attached to the minutes. There was no other response. Larry Grunn closed the call to the public hearing for Crossroads Apostolic Church.

OLD BUSINESS

Crossroads Apostolic Church review of an amendment to existing Special Use Permit # 01-16 144 Schroeder Park Drive/Tax ID 4710-01-300-017

Mike Rosskamp, representative for the Church, summarized the changes requested by the Planning Commission that were made to the site plan. Discussion ensued regarding the necessity of a berm or landscaping to shield car lights from shining onto Pinckney Road. The parking lot is 15' +- higher than D-19 and at least 200' or more from D-19, would it serve the intent of the Zoning Ordinance? The Planning Commission members agreed to waive this requirement.

Cheryl Range motioned to waive the berm requirement and recommend approval for the amended Site Plan & Special Use Permit to the Board of Trustees for Crossroads Apostolic Church, Tax ID# 4710-01-300-017. Bruce Powelson seconded. **Motion Carried 4-0.**

Proposed text amendment # 01-16 Agricultural Tourism/Farm amendments

The Planning Commission members made the following suggestions to the proposed amendments.

- 1) Consolidate the definition of Farm and Farm Operation, redundant
- 2) Section 6.07 add and/or habitable building
- 3) Section 8.01 B #3 strike last sentence
- 4) Section 15.06 consider additional temporary signage for agricultural tourism events
- 5) Section 17.28 look into allowing living quarters in riding arenas
- 6) Add Farm Market to Section 8.02 Suburban Residential zoning district as a use permitted with a special use permit

Cheryl Range motioned to have Annette amend the language per tonight's discussion and bring back to the March 22, 2016 meeting. Joanie Paris seconded. **Motion Carried 4-0.**

NEW BUSINESS

Brandon & Lauren Forsythe/817 Oceola Street/Tax ID#4710-01-200-012 - review of a proposed conditional rezoning CZRN #01-16 from Light Industrial to Suburban Residential

Brandon Forsythe summarized his request. Larry Grunn asked Sally Elmiger to summarize Carlisle/Wortman review letter. Sally Elmiger read her summary of findings.

Brandon Forsythe said he would install a landscape buffer along the west property line, he will amend the request to include items discussed tonight and resubmit for the March 22, 2016 meeting.

Cheryl Range motioned to hold a public hearing on March 22, 2016 for the conditional rezoning request made by Brandon & Lauren Forsythe/817 Oceola Street/Tax ID#4710-01-200-012 - CZRN #01-16 from Light Industrial to Suburban Residential. Joanie Paris seconded. **Motion Carried 4-0.**

CALL TO THE PUBLIC

Larry Grunn opened the call to the public.

Annette McNamara noted the handout/email from the City of Howell, suggesting the Joint Planning Committee met in April of this year. She asked that the Planning Commission members email dates that work for them. Larry Grunn closed the call to the public.

ADJOURNMENT

Cheryl Range motioned to adjourn the meeting at 8:40 p.m. Bruce Powelson seconded.

Motion Carried 4-0.