

WEXFORD COUNTY PLANNING COMMISSION
Regular Meeting Minutes: Wednesday May 8, 2013, 7:00 PM
Wexford County Services Building, 401 N. Lake St.
Cadillac MI 49601

1. **Call to Order:** Chairperson Osborne called the meeting to order at 7:00 PM.
2. **Roll Call:** Mix, Middaugh, Stoutenburg, Mitchell, Wiggins, and Chairperson Osborne were present. Monroe was absent.
3. **Approval of the Agenda:** Motion was made by Middaugh, with support by Mitchell, to approve the agenda as presented. Motion carried with all in favor.
4. **Approval of April 10, 2013 Minutes:** Motion was made by Mix, with support by Mitchell, to approve the April 10, 2013 Minutes as presented. Motion carried with all in favor.
5. **Correspondence [not related to public hearing(s)]:** *[None]*
6. **Old Business:** *[None]*
7. **New Business:**
 - (a) **Public Hearing – Special Use Permit #13-003:** Request for a special use permit to add a home occupation use to an existing dwelling, located at 5385 E. M-55 Hwy, Cadillac MI. Parcel Tax Identification#: 2110-LP-10 Applicant: Denise Green.
 - i. **Opening announcement by Chairperson describing nature of request:** Osborne opened the public hearing at 7:02 pm.
 - ii. **Explanation of facts and related correspondence by staff:** Zoning Administrator Green gave a brief background on the request and read a letter received from Glen Corp, 5403 E. M-55, Cadillac MI, stating his opposition to the request.
 - iii. **Public Comments**
 - A. Gary Huyge, 5371 E. M-55 Hwy., asked for clarification about the location of parking and signage. He also raised concerns about traffic generated from the proposed use.
 - B. Ken Walker, 5313 E. M-55 Hwy., asked about Ordinance requirements for home occupations.
 - C. Richard Cooper, 5314 E. M-55 Hwy., suggested that massage therapy could be done as a mobile use where the applicant could go to the client's home. He spoke in opposition to a home occupation at the location.
 - iv. **Response by applicant to issues raised in staff reports:** *[None]*
 - v. **Questions by Planning Commission/Responses:**
 - A. Stoutenburg asked if the parking requirements are met. Green believed that they were, especially if you include the spaces available inside the garage for the applicant.
 - B. Wiggins requested clarification from the applicant in regards to her proposed schedule. Denise Green, applicant, stated that she would take up to 4 appointments per day.

vi. **Close Hearing to public comments.**

vii. **Adjournment of Public Hearing:** 7:40 pm.

viii. **Deliberation by Planning Commission:**

A. Mitchell asked if we could regulate the amount of traffic generated by the use. Green explained that it would be very difficult to monitor and enforce; he suggested that the focus be on the hours and days of operation. Mitchell also expressed opposition to Sunday business, but would be fine with it as long as the hours are limited.

B. Wiggins asked if Green knew of any similar home occupations in the Lake Mitchell Overlay Zone. Green wasn't aware of any that he recalled being approved; although there may be some that are grandfathered in.

ix. Consider Motion to Approve, approve with conditions/modifications, or deny request: Motion was made by Mix, with support by Middaugh, to approve the requested special use upon a finding of compliance with Article 3, Article 10, and Article 11, Section 11.3. Mitchell moved that the motion be amended to exclude Sunday operations. Mix and Middaugh supported the amendment. The amended motion carried 4-2, with Wiggins and Stoutenburg voting in opposition.

8. **Other Business:** *[None]*

9. **Public Comment:** Wiggins explained that he voted no because he did not agree that the use is harmonious with the character of the surrounding area.

10. **Adjournment:** Motion was made by Mix, with support by Middaugh, to adjourn the meeting at 7:53 pm. Motion carried with all in favor.

Respectfully Submitted by:

Michael Green, Zoning Administrator

Corey Wiggins, Vice-Chairperson