

WEXFORD COUNTY PLANNING COMMISSION
Wednesday, November 12, 2008 Regular Meeting Minutes
Human Services Building , 401 N. Lake Street
Cadillac MI 49601

1. **Call to Order:** Chairperson Osborne called the meeting to order at 7:00 PM
2. **Commissioners Present:** Monroe, Middaugh, Solomon, Rabun, McKeown, Osborne.
3. **Commissioners Absent:** Stoutenberg, Wiggins (both excused)
4. **Staff Present:** Michael Green, Zoning Administrator
5. **Approval of the Agenda:** Solomon moved, with support by Middaugh, to approve the agenda as presented. Motion carried with all in favor.
6. **Approval of October 8, 2008 Minutes:** Rabun moved, with support by Monroe, to approve the October 8, 2008 Minutes as presented. Motion carried with all in favor.
7. **Correspondence [not related to public hearing(s)]:** None
8. **Old Business:** None
9. **New Business:**
 - (a) **SUP #08-7: A request for a special use permit to open a automotive service station in an existing building on the subject parcel.** Parcel is more particularly described as: W 1/2 OF NW 1/4 OF FRL NE 1/4 OF FRL SW 1/4; N 1/2 OF N 1/2 OF FRL NW 1/4 OF FRL SW 1/4 --14.33 A.-- ANT. SEC. 6 T23N R11W – MESICK. Property address is 5496 N M-37 HWY. Parcel number is 2311-06-3102. Applicant(s): CHARLES AND MICHELLE MAIDENS.
 - i. **Open Public Hearing:** Chairperson Osborne opened the hearing at 7:10 pm. Osborne acknowledged that Mr. And Mrs. Charles Maidens, the applicants and property owners, were in attendance.
 - ii. **Present Site Plan/Special Use Request:** Green read the staff report that was mailed to the Planning Commission.
 - iii. **Acknowledge written/e-mail/verbal correspondence:** None received.
 - iv. **Receive public comments:**
 - A. Michelle Maidens of Mesick, the applicant, gave additional information about the proposed facility. Mrs. Maidens stated that there will be no hazardous waste storage. Mr. Maidens stated that Haggerty's will be closing due to owner retirement. The property has been vacant for some time and is being cleaned up and restored. The property was foreclosed and was purchased by Mrs. Maidens and her husband.
 - B. Dean Staulding, the prospective lessee of the building and owner of Dean's Automotive, explained the nature of the business and asked the commission if he would need an enclosure if he wasn't going to have a large dumpster. Green indicated that he would only need an enclosure if he planned to store a container outside. Otherwise, garbage cans that are placed outside for trash pickup do not need to be screened.

v. Close Public Hearing for commissioner/staff discussion:

- A. Middaugh stated that the building hasn't been used for a long time. He asked if any grading will be done. Ms. Maidens stated that there will be some grading to improve the access.
- B. McKeown had a concern about storage of cars outside the shop in the event that someone hasn't paid for repairs. Dean Staulding stated that he hasn't had much problem with non-payment. Otherwise, McKeown was pleased to see new business opening amidst the challenging economy.

vi. Consider Motion to approve, deny, or approve SUP #08-7 with conditions: Solomon moved, with support by Middaugh, to approve the requested special use upon a finding of compliance with Article 3A, Article 10, and Article 11, Section 11.3, and subject to the following recommended conditions and any other conditions of approval as determined by the Planning Commission:

- A. All signs shall comply with the requirements of Section 3.19 and shall be approved by the Zoning Administrator prior to installation. (Sec. 3.26 and 3.19)
- B. Loading/unloading areas shall be situated in the rear or side of the building. Loading or unloading shall not obstruct the on-site parking areas or pedestrian walkways. Loading and unloading must take place directly into or out of a building, except as provided in Article Four of this Ordinance. (Sec. 3.26)
- C. All servicing and/or processing shall be conducted within an enclosed building. (Sec. 3.26)
- D. Access to the property shall be directly provided by M-37 Highway (Sec. 3.26) and must be approved by the Michigan Department of Transportation.
- E. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or the highway, shall be screened by an opaque wall or landscaped screen not less than six (6) feet in height. (Sec. 11.5 and 3.26)
- F. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted. (Sec. 11.5)
- G. Storage of inoperable or unlicensed vehicles or of automotive parts shall take place within an enclosed building or fenced-in area. (Sec. 3.7)
- H. Approval is subject to all representations made by the applicant in the special use permit application and all conditions of approval attached to the Special Use Permit for Special Use Permit Application # 08-7.

vii. Roll Call Vote on the Motion: Motion carried with all in favor**10. Other Business:**

- (a) **Review Draft Planning Commission Ordinance:** Solomon felt that ~~we should~~ the ~~B~~board of Commissioners should be informed that the Planning Commission does not have adequate

staffing to do a six-year capital improvement plan. Green asked the Planning Commission to recommend the number of appointments. Monroe felt that the Planning Commission needs more representation with the increase in population of Wexford County. Solomon suggested that this item be continued to the next meeting. No further action was taken

- (b) **Review Draft Planning Commission By-laws:** Green distributed a copy of draft by-laws that are an updated version of the current by-laws in effect. Solomon suggested that the Planning Commission discuss them at their next meeting. No further action was taken.
- (c) **Zoning Ordinance workshop:** Green suggested that the Planning Commission schedule a workshop to review the draft Wexford County Zoning Ordinance #6. In response, the Planning Commission agreed to meet on November 20, 2008 at 6:00 pm. Chairperson Osborne requested that Green send out a notice to the membership in advance of the meeting.

11. **Public Comment:** None

12. **Adjournment:** Solomon moved, with support by Middaugh, to adjourn the meeting at 7:45 pm. Motion carried with all in favor.

Respectfully Submitted By:

Michael Green, Zoning Administrator

Paul Osborne, Chairperson