

**MINUTES OF THE SPECIAL MEETING AND PUBLIC HEARING
OF LEE TOWNSHIP
PLANNING COMMISSION
WEDNESDAY, OCTOBER 28, 2015
7:00 P.M., LEE TOWNSHIP FIRE BARN,
MIDLAND, MICHIGAN**

PRESENT: Planning Commissioners- Tom York, Linda Taylor, Mari Spraul, Mike Spitnale and Laura Dawson

ABSENT: None

OTHERS PRESENT: Andrew Byce, Rick Payne and Tim Smith: Lee Township Enforcement Officer

Open Time: Mari Spraul called the meeting to order at 7:00 pm

Minutes: Tom York made a motion to approve the minutes from October 6, 2015 as written. Linda Taylor seconded the motion. All in favor.

CORRESPONDENCE: None

Tom York made a motion to close the Regular Meeting and enter the Public Hearing. Laura Dawson seconded the motion. All in favor.

PUBLIC HEARING: (7:05pm) Andrew Byce was given the opportunity to explain his proposed Site Plan for a used car lot. He stated he would use the old Gordonville Cafe sign with an update for his business. Andrew stated he would have no more than 20 cars on the lot at a time. Lighting was existing from last business. He gave us business hours of Monday -Friday 8 am – 8 pm. Saturday by appointment. He stated he would be re-grading the drive with it sloping for drainage towards the ditch. Planning Commissioners had a few questions for him He was questioned on the possibility of any cars becoming “disabled vehicles.” Would it be strictly a used car lot with services limited to in house for vehicles to be sold? He stated there would be no accumulation of “parts or disabled vehicles” and that it would be closed services. What were his plans for waste disposal? He stated a dumpster would be set on the property. Planning Commissioner, Mike Spitnale shared information from Midland County Road Commission about the Clear Vision Triangle, as the property is at a main intersection, M-30 and W. Gordonville Rd.

PUBLIC COMMENT: Andrew was asked if all repairs would be worked on inside the building? He stated all that can be, will be.

Tom York made a motion to close the Public Hearing and re-enter the Regular Meeting. Laura Dawson seconded the motion. All in favor.

Regular meeting was re-opened at 7:30 pm.

Mike Spitnale wants the guidelines for the clear vision triangle followed. Mari Spraul wants fencing/screening for the dumpster and spare parts. Laura Dawson wants to see Landscaping requirements met.

Tom York made a motion to approve Andrew Byce's Site Plan Review with the following guidelines:

- The Clear Vision Triangle requirements must be met. Contact Midland County Road Commission for their guidelines.
- Screening/fencing of 6ft. tall and up to 24 -32 ft. wide to enclose the Dumpster and spare parts.
- Lighting is sufficient but was granted permissions for future lighting. Placement of future lighting is on the official Site Plan review.
- The number of vehicles is limited to available parking spaces.
- Hours of operation are Monday – Friday 8:00 am – 8:00 pm and Saturday by appointment.
- Signs must meet current Zoning Ordinance.

Mike Spitnale seconded the motion.

Roll call was taken: Tom York: yes, Mike Spitnale: yes, Mari Spraul: yes, Laura Dawson: yes and Linda Taylor: yes. Andrew Byce's Site Plan Review was approved.

TOPIC OF DISCUSSION: *Old Business:* Mari Spraul gave the Planning Commissioners a check list to study of the procedure for completing a Text Amendment. The check list will be used when all possibly text amendments are complied and finished.

PUBLIC COMMENT: None

TOPIC OF DISCUSSION: *New Business:* None

ADJOURNMENT: Tom York made a motion to adjourn the meeting. Laura Dawson seconded the motion. All in favor. Meeting was adjourned at 8:30 pm

Submitted by Laura Dawson

Planning Commission Secretary