

**Approved Minutes**  
**Grass Lake Charter Township Planning Commission Meeting**  
**February 18, 2016**  
**7:00 pm**

**Agenda**

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:00 pm.

ROLL CALL: Members present: Jere Hinkle, Ken Elliott, Lacey O'Quinn, Roger Memmer, Todd Raehtz, John Lesinski (arrived late) and Sandy Wymer.

ALSO PRESENT: Doug Lammers, Township Zoning Administrator, John Walter, Marianne Walter, Abby Briggs, William Thorne, John Brown, Mark Davis, Daniel Taylor, Scott Whiting and Danny Hart.

APPROVAL OF MINUTES:

Moved by Elliott and supported by Hinkle. All ayes. One absent (Lesinski). Motion carried.

APPROVAL OF AGENDA:

Moved by Elliott and supported by O'Quinn. All ayes. One absent (Lesinski). Motion carried.

PUBLIC HEARING, CASE # 16-02-0002 SPECIAL LAND USE REQUEST, called meeting to order at 7:10 pm.

Presentation by applicants (Mr. and Mrs. Walter). Have pole barn with vehicles and light trucks for five years. No expansion is planned and will keep everything as it is now. He is a licensed and insured Master Mechanic by the State of Michigan. Mr. Walter discussed his property across the road and stated he limits the number of vehicles placed there but stated he uses the property for long term storage projects (1 month to 6 weeks). Mr. Walters talked with the past Township Zoning Administrator and was told he was not required to file for a special use permit when he was considering opening the business 5 years ago. He came to the present board to clean up the paperwork as he is now questioning if he needs a special use permit.

Six neighbors were present to speak in support of Mr. Walter's request for a special use permit, stating he is a good neighbor and keeps the area clean.

One neighbor stated that Mr. Walter is a great guy, but he did have concerns with the long-term effect of a growing business and whether there would be more vehicles in the yard in the future. Mr. Walter said he recognized that he is restricted to the original site plan and cannot change or expand.

Lammers, Twp Zoning Admin, stated that the Board would dictate this. Hinkle asked Mr. Walter if he was asking for a home operated business in an Agriculture District and told him the set-backs would not be met and the building is also too high. Also Hinkle was concerned about outdoor parking and said a home owned business should be shielded to outside, the maintenance of the property across the street and the presentation to the public. Hinkle would like to see conditions put on the site. Hinkle detailed three choices for the request: 1) Accept as-is, 2) Accept Conditions or 3) Deny.

Public Meeting Closed at 7:21 PM.

NEW BUSINESS:

CASE # 16-02-0002 SPECIAL LAND USE REQUEST

O'Quinn concerned about parking, area across the street, and not letting the site become haphazard. Elliott asked if there was any more room to park behind the building as the aesthetics could be improved for those driving by and keeping the neighborhood pleasant. Hinkle said there is bare earth and Walter could not park in front of a home business (Chapter 14, Page 3-10 and 3-13). Memmer asked if there were any employees and Walter responded with one part-time employee working 5 to 10 hours a week. Memmer also asked if there was room to store move vehicles inside the building and Walter said he could store and/or work on only 4 vehicles inside the building. Walter also said he has a limit of 10 to 12 vehicles and has never had more than that. November thru January are his busy time and sometimes he has a one to two week wait on parts. Lammers suggested provisions for screening. Home business are directed to "low-impact" business and the number of vehicles could change that.

Elliott made motion to approve application for home-based business at 4552 and 4531 Maute Rd with the following conditions: 1) Limit six vehicles on east property, with no longer than four month's storage, and 2) Limit eight vehicles on west property with no longer than four month's storage (active business side). Second by Raetz, All ayes. Motion carried.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Danny Hart asked about Old Business Sections 10.a (Zoning Ordinance Text, R-1 District, Farming as a permitted use, and 10.b (Zoning Ordinance, Section for L1/HC) on the agenda, and board discussed the agenda items for him. Hart also asked if the board considered adding rabbits and goats at sites with less than 5 acres to the plan as the community has several 4-H members that would benefit.

TOWNSHIP BOARD REPORT: None. Notified Commission that the clearing of the Kositech site should be done by next month.

ADJOURNMENT:

Moved by Hinkle, second by Elliott. All ayes. Motion carried at 8:31 pm.

Respectfully submitted,

Sandra Wymer, Secretary  
Grass Lake Charter Township Planning Commission