

**WATERVLIET CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING AND PUBLIC HEARING MINUTES
JUNE 7, 2016**

Present: Richard Quinn, Duane Bodfish, Joseph Engel, Joseph Frontczak, Robert Spaulding, Kevin Schuhknecht,

Also Present: Willard Parmer, Fred Koemiyshoff, Dave Pool, Robert Bunn, Craig Glass

Chairman Schuhknecht called the meeting to order at 2:00 p.m.

The minutes of the April 5, 2016 meeting were read. J. Engel made a motion to approve the minutes as read. D. Bodfish seconded and the motion carried unanimously.

Bunn Used Car Lot SLUP Request Public Hearing

At 2:02 p.m. Schuhknecht made a motion to close out of the regular meeting and enter into the scheduled public hearing. R. Quinn seconded and the motion carried unanimously.

In the public hearing session, Schuhknecht first recognized W. Parmer. Parmer stated that he is the owner of the contiguous property to the west of the site. He noted that the applicant, R. Bunn, has not installed any ingress/egress provisions on the property and wants to make sure that Bunn does not intend to use his business entrance to access the used car lot property. K. Schuhknecht stated that the driveway entrance issue should be addressed. He was asked to hold off discussion of that matter until the Zoning Administrator's letter of recommendation was read into the record. He agreed to do that and, at that point, asked that the Zoning Administrator read the letter. That letter follows in its entirety:

Dear Planning Members,

I have reviewed the site plan, dated December 2, 2015, which was submitted to this office by Robert Bunn for a requested used car dealership at 7524 Red Arrow Hwy. While the site plan complies with the content requirements of Article XII of Zoning Ordinance No. 77, there are deficiencies with its illustrated compliance with Watervliet Charter Township Used Car Ordinance No. 35. Those are, the plan does not show an entrance to the property from Red Arrow Hwy. with a minimum width of at least 30 feet and does not illustrate a dedicated parking area for the used cars to be displayed meeting the setback requirements of Ord. No. 77.

In addition to the above, it is my recommendation that prior to the issuance of any special land use permit, the following items be submitted or their compliance demonstrated.

- A revised site plan illustrating the above referenced deficiencies noted.

- A set limit on the number of vehicles that may displayed on the lot at one time.
- The production of a State Class B Used Car license and a repair facility registration or service agreement.
- A condition with approval that there be no stripping or dismantling of vehicles, vehicle parts or accessories nor allow the storing of parts or inoperable vehicles anywhere on the premises.
- The sanitary sewer line serving the facility must be installed, inspected and approved by Watervliet Township.

This site has received zoning approval from the Zoning Dept. for the requested use in this district and location.

With there being no further questions or comments from the audience regarding the request, K. Schuhknecht made a motion to close out of the public hearing and reenter into regular session. R. Quinn seconded and the motion carried unanimously.

The public hearing was closed at 2:06 p.m.

Back in regular session, Chairman Schuhknecht recognized C. Glass who had just arrived and who wished to comment on the request for a special land use permit for the used car lot. Glass stated that he felt there were too many used car lots currently in existence and he also stated that, since he lived in close proximity to the site, he had security concerns. K. Schuhknecht stated that in light of the site plan deficiency items noted in the Zoning Administrator's letter he did not see how the Commission could take any further action on the matter until most of the issues had been resolved and moved to table any further deliberation until a revised site plan and requested documentation had been submitted to the Commission. R. Quinn seconded and the motion carried unanimously.

Requested Text Amendment to Zoning Ordinance No. 77

F. Koemiyshoff introduced himself as one of the owners of the Watervliet Fruit Exchange. He explained that the businesses name has been changed from the Fruit Exchange to Watervliet Lawn and Garden for the reason that the business has moved into being more of an outdoor landscaping retail operation than a true fruit exchange for the simple reason that there are not fruit growers any longer that could support such a business. He further told the Commissioners that there have been numerous people over the past couple of years that have requested to conduct marriage ceremonies and hold receptions on the site due to its rustic nature. He further added that when he approached the Township about conducting such activities on commercially zoned property he was told that the zoning ordinance did not mention either assembly or reception halls in the C-Commercial District as a permitted use or as one that requires a special land use permit and asked the Planning Commission if they would consider making a recommendation to the Township Board to add that item.

Koemiyshoff added that the property has more than ample parking on the east side of the building or to the north, or rear, and further noted that the site has a considerable separation from any residential properties. D. Bodfish stated that he thought it was a

"great idea and a good way to utilize that building." Through further discussion, it was the Commission's general consensus that the text amendment permitting that use was a good idea.

With that said, D. Bodfish made a motion to schedule a public hearing on the requested text amendment to Zoning Ordinance No. 77 adding the use item of "Assembly and Reception Halls" as a permitted principal use in the C-Commercial District for July 5, 2016 at 2:00 p.m. J. Frontczak seconded and the motion carried unanimously.

With there being no further business before the Commission, R. Quinn made a motion to adjourn. J. Engel seconded and the motion carried unanimously.

The meeting was adjourned at 2:25 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Robert Lohr", written in a cursive style.

Robert Lohr
Zoning Administrator