

**WATERVLIET CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING AND PUBLIC HEARING
MINUTES
JULY 5, 2016**

Present: Richard Quinn, Joseph Engel, Joseph Frontczak, Kevin Schuhknecht

Also Present: Robert Bunn, Fred Koenigshof, David Poole

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

Roll Call was taken.

The minutes of the June 7, 2016 meeting were read. R. Quinn made a motion to approve the minutes as read. J. Engel seconded and the motion carried unanimously.

Proposed amendment to Ord. No. 77 - Assembly and Reception Halls to Comm.

At this time K. Schuhknecht entertained a motion to close out of regular session and enter into the scheduled public hearing. J. Frontczak made a motion to close out of the regular meeting and enter into the public hearing. R. Quinn seconded and the motion carried unanimously. The public hearing was opened at 2:04 p.m.

The public hearing was to hear questions or comments regarding the proposed text amendment to Zoning Ordinance No. 77 which would add the permitted principal use of "Assembly and Reception Halls" to the C-Commercial District. With there being no one present for the public hearing, R. Quinn made a motion to close out of the public hearing and reenter into regular session. J. Frontczak seconded and the motion carried unanimously. The public hearing was closed at 2:05 p.m.

Back in the regular meeting, K. Schuhknecht polled the Commissioners on the proposed recommendation to amend the text of Ordinance No. 77 as described during the public hearing. All were in favor the proposed amendment. With that, R. Quinn made a motion to recommend the amending of Zoning Ordinance No. 77 to add the use of "Assembly and Reception Halls" as a permitted principal use in the C-Commercial District. J. Frontczak seconded. A roll call vote was as follows: R. Quinn, yea; J. Engel, yea; J. Frontczak, yea; K. Schuhknecht, yea. Motion carried.

Bunn Used Car Lot SLUP Request 7524 Red Arrow Hwy.

Returning to the requested Special Land Use Permit for a used car lot at 7524 Red Arrow Hwy., K. Schuhknecht asked the Zoning Administrator, R. Lohr, if the site plan deficiencies noted at the last meeting had been corrected with the newly submitted site plan. Lohr stated that in the new site plan, Bunn had illustrated the required entrance off Red Arrow Hwy., a parking area showing accommodation for 14 cars that met the setback requirements noted in the Used Car Lots Ordinance No. 35 and he produced a copy of a service agreement with Randy's Service Center. The only deficiencies remaining were that a condition needed to be imposed, if desired by the Township Board, that there be no stripping or dismantling of vehicles, vehicle parts or accessories nor allowing the storing of parts or inoperable vehicles anywhere on the premises; and that the sewer line needed to be installed prior to the beginning of operation. Bunn stated that the sewer installation was being worked on and that he has paid the \$2,000 benefit tap-in charge.

R. Quinn inquired as to what the ramifications would be if the service agreement was terminated between the used car business and the service center? It was explained that the State requires a service agreement if the used car business is to retain its state issued license, in which case, the used car lot owner would have to retain the services of another service facility if he wished to remain in business.

At this point, R. Quinn made a motion to recommend the issuance of the Special Land Use Permit for a Used Car Dealership provided that all the conditions and requirements of the Zoning Administrator had been met. J. Engel seconded and a roll call vote was as follows: J. Engel, yea; J. Frontczak, yea; R. Quinn, yea; K. Schuhknecht, yea. The motion carried.

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

The meeting was adjourned at 2:15 p.m.

Respectfully Submitted,



Robert Lohr
Zoning Administrator