

**I. Call to order:**

Mike Griffith, Chairman called the Regular Meeting of the Planning Commission to order at 7pm at the Rome

Township Hall – 9344 Forrister Road - Adrian, MI 49221. The Pledge of Allegiance followed.

**II. Roll call:**

Present: Sheri Wilt, Leo Oswald, Mike Griffith, Jeff Elwell, Pat Bournes, Kevin Fisher, and Jack Griffes

Absent:

**III. Approval of minutes from last meeting:**

Motion to approve 24 Sept 2020 minutes by Pat, 2nd by Sheri, motion passed.

**IV. Additions/Changes to Agenda: none**

Motion to approve agenda by Jeff, 2nd by Pat. Motion carried.

**V. Reports:**

-Township Board – none

-Zoning Officer – none

-Zoning Board of Appeals – none

-Planning Board Commission - none

**VI. Order of Business:**

Motion to temporarily adjourn Special Meeting and begin Public Hearings by Sheri; seconded by Pat; motion passed

Public Hearing for Thomas Rupley - Thomas reported that he wanted to display classic and antique cars and sell them and was under the understanding that Township ordinances require him to apply for a Special Use Permit. He usually has 3 or 4 cars - he puts them away at night - it is his hobby. Kevin asked if people park along US-223 and Thomas said he advises people to park in his driveway or on Forrister Road so they do not pose a traffic hazard on US-223. Two neighbors reported that Thomas has a big driveway and they have not seen people parking along US-223. The Planning Commission received a letter from Billie Pedigo in favor of the Special Use Permit and a letter from Donald & Dorcas Baugey opposing issuing the Special Use Permit. Thomas reported that all week neighbors some of whom he has never met have stopped by telling him they can't come to the Public Hearing but support him and appreciate that he keeps up his lawn and yard in a neat fashion.

Motion to close Public hearing and reopen Special Meeting by Jeff; Seconded by Pat; Motion passed

Sheri moved that we recommend the Board approve the Special Use Permit with no restrictions. Seconded by Pat.

Roll call vote Leo yes; Pat yes; Jeff yes; Kevin yes; Sheri yes; Jack yes; Mike yes

Motion to close regular meeting and open Public Hearing by Jeff, seconded by Sheri

Public Hearing for Adam Hinde (Ride Pro LLC) 20-30 vehicles - planning to put in an approximately 15,000 sq ft parking lot for used vehicles. The owner of the property hopes to put Storage Units in when the lumber price goes back down and is very glad his property is zoned commercial. Adam affirmed that the Township website shows the property zoned commercial. Adam was asked about signage - talking about potentially investing in a digital sign with Clear Vision and the potential future storage units. Adam's office will be in the Clear Vision building with windows facing the future vehicle display lot. Sheri is a neighbor who received a public notice letter and did not object to this Special Use permit.

Motion to adjourn Public Hearing and resume Special Meeting by Kevin; seconded by Pat; motion passed.

Kevin moved to send to Special Use Permit for Ride Pro LLC to the Township Board for approval, Jeff seconded.

Roll Call vote - Leo yes; Pat yes; Jeff yes; Kevin yes; Sheri yes; Jack yes; Mike yes

#### **VII. Public Comment:**

Kevin asked a question about a mobile home. Mike thought it had to have wheels removed and put on a slab but said he would need to check the ordinance book. Kevin said he looked through ordinance book and didn't find anything specifically about mobile homes. Mike said he would look it up. Kevin reported there were currently some mobile homes around the township currently.

Leo pointed out a discrepancy between the number of Class C growers per the amended motion passed by the Planning Commission on 24 Sept 2020 which was 1 (One) and what appeared in a copy given to him by Al Boggs which said 2 (Two). Jack Griffes checked his pdf copy and noted that he had made an error and will correct it to 1 (One) per the motion which was passed.

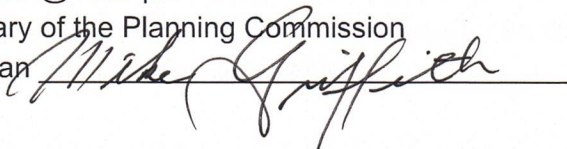
#### **VIII. Adjournment:**

Motion to adjourn @ 7:54 pm by Kevin , 2nd by Jeff - motion carried unanimously, meeting adjourned

Meeting to be held 4th Thursday 22 Oct 2020 @ 7:00 pm

Minutes submitted by: Jack Griffes, Secretary of the Planning Commission

Minutes approved by: Mike Griffith, Chairman

A handwritten signature in black ink, appearing to read "Mike Griffith", is written over a horizontal line. The signature is fluid and cursive.



Rec. *AR*  
OCT 03 2020

September 16-2020

From: Mr. & Mrs. Donald Baughey  
7620 W. US223  
Adrian, Michigan  
49221

To: Planning Commission Of Township Of Rome  
9212 Worner Road  
Onsted, Michigan 49265

To: Planning Commission Of Township Of Rome  
9344 Forrister Road  
Adrian, Michigan 49221

To the Planning Commission of Township Rome

I Wish to have my response heard as to the following matter of a special permit application submitted by: RIDE PRO, LLC (ADAM HINDE) LOCATED AT 7426 WEST US223, ADRIAN, MICHIGAN. To operate used vehicle sales business at this site.

I object to this special permit for the following reasons:

- 1) This has the potential to lower the property values in the area.
- 2) This is a residential area with many fine homes and the site of used cars or antique cars setting in the midst of these fine homes will be an awful site this just is not the proper site to be reflective of our fine neighborhood I wish for it to remain used for the purpose it was designed for
- 3) We are already talking about two sites being designated for this type of use how many more are to follow?
- 4) It would be like living next to a junkyard! I have taken great pride in the upkeep of my home over the last 40 years I have lived here and I chose to build here for that reason this is a residential area and should not be blemished with the unsightly site of junk vehicles and restoration of vehicles.
- 5) There is no place to properly display such vehicles these vehicles are being set all over the yard at this address.
- 6) There is no place to park cars that are stopping to look at these unsightly vehicles. Traffic stops along side of the road, which is a very busy road on US 223. There have always been pretty bad accidents on this road and is already very busy especially when the races at MIS come and go. This is already a very busy road even without adding in the MIS traffic and this will only add to the congestion of the already existing dangerous road.



- 7) There are no parking lots, some of the cars park along the dangerous side of the road. Not only putting themselves at risk but also the lives of drivers on the road.
- 8) These people have already set up shop. Without any permit. I therefore have some first hand knowledge of what this would be like if allowed. There are currently more than cars being put on display. There are rusted boats, motorcycles, trucks, engines, trailers snow mobiles, ski jets, 4 wheelers, just about any thing with wheels on it are being put on display, what a mess it is already on a daily bases.
- 9) There was just this last year an accident that took a woman's life n US223. At our home which is right next door to one of these proposed sites, we had an out of control vehicle run off the road, through a ditch in the front yard barely missing a tree, he tore up our driveway and pushed the driveway bricks up into our front yard, took out our mailbox, stopping a few feet from our house. He left a sizable amount of damage behind him, saying he was distracted from his driving. We have since then moved our mailbox up into our drive way due to the dangers of this very busy road. Any one living in this area knows how busy it is already with normal traffic, then add the MIS race track traffic and now you are considering giving permits to have used cars and junk cars be sold along the road? Costumers who slow down to look and stop along the road making all of this a hazard.
- 10) I believe consideration should be given first to the residence in this area. Who have invested years into their neighbor hood making them safe and beautiful and comfortable to live in. Then consider the death trap this could become to all who use US223 and more so to those who live there.
- 11) I personally have had to move my mailbox into my driveway because of the brisk traffic dangers that already exist. Just for my safety. Add to that the further congestion of the mail and newspaper deliveries. There are also some folks that require dial a ride due to health conditions or disabilities, just maneuvering a bus such as this in and out of homes and ambulances would also be a further disruption. That is reason enough to keep residential areas as it is. My answer is NO, no business should be allowed in the section of US223. It would be far to disruptive for the people who live there.
- 12) There are plenty of empty car lots not being used in Adrian and around that would be more suitable for this type of business. Lets keep our residential use for just that residential!

I would like to thank you for the opportunity you have given me to listen to my views on this subject.

Sincerely,  
Donald & Dorcas Baughey  
7620 West US 223  
Adrian, Michigan

Date: September 21, 2020

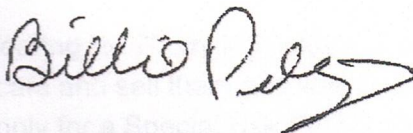
TO: Rome Township Planning Commission

SUBJECT: Special Use Request Permit

As adjacent property owner at 7614 Forrister Rd Adrian, MI I'm writing this letter in favor of granting the Special Use Request before you today.

I have no objection to the Special Use Permit request made by Mr. Tom Rupley at 7630 Forrister Rd Adrian, MI.

Sincerely



Billie Pedigo

Property Owner

813-323-2900