

I. Call to order:

Mike Griffith, Chairman called the Regular Meeting of the Planning Commission to order at 7:05pm at the Rome Township Hall – 9344 Forrister Road - Adrian, MI 49221. The Pledge of Allegiance followed.

II. Roll call:

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

III. Approval of minutes from last meeting:

Motion to approve 25 June 2020 minutes by Pat , 2nd by Jeff, motion passed.

IV. Additions/Changes to Agenda: none

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

V. Reports:

-Township Board – Board representative was not present

-Zoning Officer – complaint regarding a land division on 3700 Skinner Hwy. they have lot width and they have an access drive which is required - Al believes when the lot was divided off it was known it was to be built on at a later time - wondering if anyone recalled the decision at time of division - the back lot is something like 11 acres - front lot owner is complaining because their hillside view is going to be destroyed but they do not own the hill. ---- Much discussion ensued and Planning Commission looked up ordinances and a supermajority agreed that a plain reading of ordinance text shows the parcel in question does meet requirements for AG district minimum lot for dwellings and did not require a private road because the driveway will only service one dwelling. See Sections 3.15 and 11.85.6 /// Also got a call about a potential dog and potbelly pig rescue which would require a Special Use Permit.

-Zoning Board of Appeals – none

-Planning Board Commission - Special Use Permit Reviews

VI. Order of Business:

Review business plans, etc. for Special Use Permit applicants

1. Tom Rupley - display and sell classic cars @ 7630 Forrister Road; Adrian, MI 49221 ----- $\frac{3}{4}$ acre - has been displaying classic cars most good weather days for about 15 years - sells a few classic cars - was not aware of need to bring a property sketch - usually 3 or 4 cars on display - does some work sometimes in garage and when nice sometimes in open - has a double deep two car garage - he will pay the \$60- application fee to Roxanne Sweet as he only has cash and I have no receipt book. Needs to provide a land description and also a drawing of buildings and where Special Use would occur along with paying fee. If those things are accomplished in time a Public Hearing with occur at time of August regular meeting.
2. Ride Pro, LLC - Adam Hinde - sell cars @ 7426 W. US-223; Adrian, MI 49221 --- gave a hand drawn property drawing to Mike at meeting - property is zoned Commercial - probably on average 20 cars but it will vary sometimes up to 40 - applying for a Class B car dealer license - cars will often be trucked in on a carrier - Clear Vision has semis in

there everyday now and a full semi can get in, turn around in back and get back out.
Needs to give legal description of parcel. Public Hearing at August regular meeting time.

Continued with Review of Ordinances from where we left off 25 June 2020 at Article Eight - Local Commercial District, C-1 pg. 24 - Next up for review is Article Ten - Industrial Districts, I pg. 29

Typographical corrections needed in Section 9.15.B on pg. 27 where it says "or occupied by an exiting dwelling" and exiting should say "existing" and on pg 28 Section 9.15D we believe "feet." needs to be added after "thirty-five (35)" so the corrected text would read "thirty-five (35) feet."

Questions to Township Board - in Section 8.10.A.4 should verbiage be updated perhaps to Electronic repair shops and HVAC shops? In Section 8.15 should we be allowing more room for firefighting equipment access or do you believe this is adequate

VII. Public Comment:

VIII. Adjournment:

Motion to adjourn @ 8:27 pm by , 2nd by Pat - motion carried unanimously, meeting adjourned
Meeting to be held 4th Thursday 27 Aug 2020 @ 7:00 pm

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

Minutes approved by: Mike Griffith, Chairman _____