Planning Commission

Regular Meeting

26520 CR 388, Gobles, MI 49055

May 15, 2023 6:00 p.m.

- 1. Call to Order: Meeting called to order at 6:00 p.m. by Chair Kehoe
- 2. Roll Call: Present: Kehoe, Hill, D. Marculis, Richardson, Brown, Yaple, K. Marculis Also Present: Rebecca Harvey
- 3. Approval of Agenda for May 15, 2023: Motion by Hill, supported by Yaple to approve the agenda. All yes, motion carried.
- 4. Approval of Minutes for April 10, 2023: Motion by Kehoe, supported by Hill to approve the Minutes as presented. All yes, motion carried.
- 5. Public Comment on Non-Agenda Items: NONE
- 6. New Business:
 - 1. Public Hearing: SLU Permit for Accessory Building for Medeiros-Nicholson: Kehoe gave instructions on the order of business for conducting the Public Meeting.

OPEN PUBLIC MEETING: 6:02 P.M.

Kehoe presented a briefing of the SLU Application Staff Report for Bear Priest. This is an application for a Special Land Use Permit for an accessory building on parcel #80-15-002-001-02 at 24190 2nd Avenue to allow for the construction of a new 1,500 square foot accessory building to be located in the front yard 124' from the front right of way. The proposed building does not meet the 200' front set back from the road, therefore the Planning Commission must determine if a SLU permit should be issued to allow the placement of the front yard accessory building. The applicant Tyler Medeiros-Nicholson submitted a complete application. Section 8.01.C.2 of the Zoning Ordinance permits detached accessory buildings in a front yard on parcels over 5 acres with a front set back of at least 200'. The applicant's parcel is 10.08 acres. All other set backs are met.

Applicant Tyler Medeiros-Nicholson stated that he is requesting a SLU permit to build a detached garage in the front yard as he is pretty much land locked to where it could be placed as there is a septic hill on the other side of the driveway and the space behind the house has the wells and is pretty wet during most of the year. Tyler stated that the intent is to make the pole barn match the house as close as they can to color. Kehoe asked what the use of the pole barn was for and the applicant stated that it would be for personal storage, personal items, equipment, and work shop space. Kehoe asked the applicant if he planned to use any of the space for a business of use of that nature and the applicant stated no.

Yaple asked if the trees along the front road blocked the line of sight down the driveway and the applicant stated that he moved into the house in the fall so he does not know how the trees will affect the line of sight.

Kehoe stated that according to the drawing, the corner of the proposed pole barn is 46 feet from the corner of the house and the applicant stated that he left enough room for a vehicle to get into the back yard as the well and the propane tank are in the back of the house.

D. Marculis asked the applicant if an additional driveway would be created for the pole barn, are the doors on the ends to drive through or were the doors in the front of pole building facing the driveway. The applicant stated that it would not be a drive-through pole barn, doors only in the front facing the current driveway.

Paul Roden stated that if the man needs to build a pole barn on his property, he should be able to do so.

CLOSE PUBLIC MEETING: 6:11 P.M.

Kehoe stated that the PC would deliberate and reach a decision to approve, deny, or approve with conditions and follow the procedures and criteria in Section 7.02 and 7.03. Kehoe stated that according to the Zoning Administrator, all the conditions are met except for the front setback, so the PC's only consideration is not meeting the minimum 200' front setback. Kehoe stated that the PC would review the criteria in Section 7.03 one by one. Kehoe reviewed 7.03.A.1-9 finding that all members agreed that criteria in 1-9 was met.

Kehoe asked for any further discussion. Hearing none, *Motion made by Kehoe, supported by D. Marculis to* approve the Special Land Use Permit for Tyler Medeiros-Nicholas for the construction of an accessory building at 24190 2nd Avenue to be used for the purpose of storage of personal items, vehicle and equipment based on the finding of the Planning Commission that the evidence produced at the hearing shows that the standards in the ordinances have been met. All yes, motion carried. Special Land Use Permit is approved.

7. Public Comment on Agenda Items: NONE

8. Old Business:

- Update on PA 116 Lands Ed Hill: Hill presented several handouts from the state regarding Cell Towers, Wind Turbines, Commercial Solar Panel Development on PA 116 lands, application and rights agreement. Hill also stated that in regards to a map of the PA 116 lands designated in Pine Grove Township, he was told that the person at the county who maintained maps retired and as of this time, no one has been hired to replace his position. D. Marculis will check with the county to see if this map can be updated.
- 2. Master Plan Review with Rebecca Harvey: Harvey presented Chapters 5 and 6 of the Master Plan for review. The PC reviewed the changes in Chapters 5 & 6 and approved the changes. Harvey stated that she had to finish Chapter 8 and the revisions would be complete. Harvey stated that she would have the revisions completed and will send the Master Plan to Office Depot on West Main and Sec. Marculis will be able to pick them up one week prior to the meeting and get a copy to the PC members to review before the next meeting on June 19, 2023.
- **3.** Semi-Trailers as Storage Units in Pine Grove Twp: Due to the number of new units coming into Pine Grove Twp., the PC tabled this discussion until Zoning Administrator Bear Priest can attend the meeting for his input regarding an ordinance for these types of storage units.
- 9. Commission Comments: None.
- 10. Adjournment: Motion made by Richardson, supported by Hill to adjourn. All yes, motion carried. Adjourned at 7:34 p.m.

Next Meeting(s): 2023:

June 19th, July 10th, Aug 21st, Sept 18th, Oct 16th, Nov 20th, Dec. 18th

All meetings: 6:00 p.m.

Respectfully,

Deborah Marculis

Deborah Marculis, Secretary, Pine Grove Twp. Planning Commission