

Jonesfield Township  
Planning Commission Meeting  
Minutes for August 28, 2018

- Meeting was called to order at 7:00 pm
- All members present (M. Kenny late)
- Pledge
- Vote to approve minutes from previous meeting – 08/02/18
  - J. Siler – moved
  - M. Keenan – support
  - Motion carried
- Additions to agenda – None
- Public comment:
  - Larry Tibbits – Jonesfield Twp. Supervisor – A township trustee requested information about township and planning commission bylaws.
    - The township is not required to have separate bylaws, but the planning commission is.
    - Planning Commission not having bylaws does not affect decisions that have been made, but it is encouraged to adopt a set of bylaws by both the MTA and Township attorney
    - Michigan Zoning Enabling Act allows Planning Commission to conduct business.
    - New bylaws would precede any previous bylaws that may have been in place.
  - J. Gray – Zoning Administrator – required to attend other meetings on the same night as current Planning commission meetings. He requested the planning commission change meeting nights for the upcoming year.
  - Amy/John Grundas – Camper’s Choice RV – to discuss business
    - Mobile services to campground
    - No paint/body work
    - Mostly inside maintenance, roofing, etc.
    - No retail parts and no new RV sales
    - Current building in Freeland is in disrepair, the live in Wheeler
    - Hope to have business running in months if approved
  - Several neighbors to property shared concerns of property upkeep and maintenance, as well as lower property values.
    - B. Rohn – owner Lake of Dreams Campground – dealt with the Grundas’ for several years. He spoke for the character of the Grundas’.
  - Special Use Permit will have wording to protect neighboring properties.
  - All attending neighbors are comfortable with business coming to town as long as permit is written for their protection.
  - Township resident shared concern about business between NC Underground and Dollar General. The building is in disrepair and the property is not taken care of.
  - Board discussion with Amy/John
    - No sales and no park and sell

- No winter storage
    - Maximum number of trailers will be approximately 25
    - They do more than RV's. Also, flatbed and horse trailer.
    - They considered looking into security cameras
    - They do not use old trailers for repairs anymore
  - The property with the building is zoned B1. The second parcel is zoned R1. Both parcels will need to be combined and zoned B1.
  - They do not plan on putting any large lighted signs. May put out some motion sensitive lights for drop offs and security. Will not use large yard lights as to not disturb neighbors.
- Motion to address variance
  - Variance is needed for a side setback (on west side). Automotive and repair ordinance requires 50' setbacks. This piece of property only has 40' available of west side
  - A motion was made to grant setback variance on west side of property of 10' to go from 50' to 40' for special use permit for Camper's Choice RV Collision and Repair
    - R. Bluemer – Motion
    - J. Siler – Support
    - Motion carried
- Motion was made to rezone R1 property parcel #17-12-1-27-3026-001 to B1 and then combine as one property, and to accept special use permit.
  - K. Nock – Motion
  - J. Siler – Support
  - Motion carried
- New Business
  - MarLoo Sales – is there anything that needs to be looked at? It is the same type of business as previously in that location (sales). J. Gray will make sure that everything was done in order, ie. The signage, etc.
  - K. Wagner property bank-owned as of 8/28/18. Bank will send in contractors to make sale ready.
  - S. Meridian road property still has vehicles around outside.
  - N. Merrill Rd property between town and O'Hara Rd. on west road side has very tall grass.
- Next regular meeting will be Oct. 8<sup>th</sup> at 7:00pm.
  - Discuss creating and adopting bylaws, look into changing meeting nights to 2<sup>nd</sup> Tuesdays for 2019, and continue 5 year review.
- Motion to adjourn at 8:13pm by J. Siler
  - Support – M. Kenny
  - Meeting adjourned