



Planning Commission January 9, 2023 Minutes

The meeting was called to order by Chairman Makuski at 7:01 p.m. followed by the pledge.

Roll call – Hoffman, Peel, Post and Makuski all present, Gillett’s absence was excused.

Peel motioned to approve the agenda with the addition of #4 - 677 Lincoln Lake Ave NE, Lowell. Hoffman supported the motion. All members voted yes; motion carried.

Hoffman motioned to approve the November 28, 2022; minutes as presented. Post supported the motion. All members voted yes; motion carried.

- 1. Public Hearing – Murray Lake Marina – Special Exception Use** – Public hearing was opened at 7:04 p.m. It was pointed out that public hearing was noticed for both properties, 3398 and 3500 Alden Nash Ave NE, Lowell, as both are included in the SEU. Public Hearing closed at 7:08 pm. Post motioned to recommend the Murray Lake Marina Special Exception Use to the township board for approval with the understanding that the driveway easement must be recorded. Peel seconded the motion. All members voted yes; motion carried.
- 2. HFS/Berry’s Diesel – Special Exception Use Amendment** – Rachel Hillegonds, attorney for HFS presented the application. Berry’s Diesel would like to rent space from HFS. 50% of Berry’s work is for HFS, and they already work onsite. The other is mostly remote offsite work. There are 4 additional workers, some of whom are part time, in addition to Marcel Berry. The front of the building and parking would not change. Hoffman motioned to move the application along to a public hearing on February 6, 2023. Peel supported the motion. All members voted yes; motion carried.
- 3. 12583 McPherson Dog Kennel/Boarding – Special Exception Use** – Amanda Conley presented their application. The desire is to board a couple of dogs to begin with. They have built facilities for 6 dogs, and the county permit allows up to 10 dogs. The drive to the kennel is completely on their property but is also

used by a neighbor. No maintenance agreement in place, but drive is theirs and on their property. Post motioned to move the application along to a public hearing on February 6, 2023. Hoffman supported the motion. All members voted yes; motion carried.

4. **677 Lincoln Lake Ave SE prescreen** – Cory Deeds presented an application for a Site Plan Review. Prescreen done at the request of the Zoning Board of Appeals. The desire is to move a business from North Carolina to Vergennes Township. The parcel is the last open parcel in the Lincoln Lake Industrial Park. It has a utility easement that requires setback so far deep in parcel that a useable building cannot be built. No known utilities are in easement. Site plan would require a variance for setback issue. Ideally Deeds would like to construct a 100 ft X 240 ft building. The consensus of the Planning Commission is that they are favorable to the project and are moving along to the Zoning Board of Appeals.

Public Comment – there was none in person. Bill and Brenda Schreur, Mary Schreur and JoAnne Schreur submitted a letter regarding the HFS Special Exception Use Amendment.

Gillett motioned to adjourn, and Peel supported the motion. The meeting was adjourned at 8:24 p.m.


Shantell Ford, Clerk


Date Approved