

BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING

Monday November 8, 2010

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, MI 48183 on Monday, November 8, 2010. Chairman Zurawski called the meeting to order at 6:58 P.M. followed by the Pledge of Allegiance.

PRESENT: Chairman Zurawski, Members Allen, Armatis, Chapman, Knappmann, Shastal and Taft. Also present were LSL Planner Borden and Economic Development Manager DiSanto.

ABSENT: none

AGENDA APPROVAL:

Motion by **Allen**, supported by **Armatis**, to approve the Planning Commission Agenda of November 8, 2010, as submitted. All voting aye.

MINUTE APPROVAL:

Motion by Allen, supported by Taft, to approve the Planning Commission minutes of October 25, 2010, as submitted. All present voting aye.

Public Hearing for Special Land Use for a Group Child Care Home use in a R-E zoning district for Samantha Standhardt, 27201 Van Horn Rd, Brownstown, MI 48134. Samantha Standhardt, the applicant, was present regarding this request.

Motion by Armatis, supported by Allen, to open the Public Hearing. All voting aye.

Borden gave a summary of his review and recommended conditions for this request. No one was present to express any concerns. Mrs. Standhardt answered the questions presented during the Member discussion.

Motion by **Chapman**, supported by **Allen**, to close the Public Hearing. All voting aye.

Motion by **Knappman**, supported by **Armatis**, to recommend approval of the Special Land Use for a Group Child Care Home use in a R-E zoning district for Samantha Standhardt, 27201 Van Horn Rd, Brownstown, Michigan, with the notation that the spacing requirements of the ordinance have been met and a sketch of the property will be provided for site plan review to insure that the other recommendations have been met. All voting aye.

Public Hearing for proposed Zoning Ordinance Amendments in accordance with Ordinance #141 Section 6.02: the host of allowable uses in the Business Districts, Section 11.02(e): use requirements for vet clinics and hospitals, Section 25.12: revised the definition to make a distinction between a vet clinic and a vet hospital, Appendix A: updated Table of Uses to include Veterinary Clinics:

Motion by **Chapman**, supported by **Armatis**, to open the Public Hearing. All voting aye.

Borden detailed the reasoning for the amendment and members discussed the changes.

Lucretia Greear, veterinarian, was in attendance and expressed concerns regarding the definition of “overnight stay” and Borden’s description of “external impacts”.

Motion by **Chapman**, supported by **Allen**, to close the Public Hearing. All voting aye.

Motion by **Armatis**, supported by **Allen**, to recommend approval of proposed Zoning Ordinance Amendments in accordance with Ordinance #141:

- Section 6.02: the host of allowable uses in the Business Districts, whereby by Veterinary Clinics have been separated from Veterinary Hospitals and the clinic variety would be a permitted use, while hospital remains a special land use
- Section 11.02(e): use requirements for vet clinics and hospitals whereby hospitals must maintain a separation distance from residential, but clinics (as they are intended to be lower intensity uses without the external impacts) would not
- Section 25.12: revised the definition to make a distinction between a vet clinic and a vet hospital with the intention of a vet clinic being a lower intensity use with no overnight stay for boarding purposes.
- Appendix A: updated Table of Uses to include Veterinary Clinics as proposed in Section 6.02

All voting aye.

Staff Report:

None

Public Forum:

None.

Adjournment: Motion by **Chapman**, supported by **Taft**, to adjourn meeting at 7:38 P.M.

All voting aye.

David G. Zurawski Sr., Chairman

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