

BROWNSTOWN TOWNSHIP PLANNING COMMISSION
Monday, August 24, 2015

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township, 21313 Telegraph Road, Brownstown, Michigan 48183 on Monday, August 24, 2015. Chairman Chapman called the meeting to order at 7:00 p.m.

PRESENT: Chairman Chapman, Members: Allen, Armatis, Bober, Hussey, and Knappmann Also present were LSL Planner Borden and Economic Development Manager DiSanto

EXCUSED: Walters.

ABSENT: None.

AGENDA APPROVAL: Motion by Bober, supported by Allen, to approve the Planning Commission Agenda of August 24, 2015. All voting aye.

MINUTE APPROVAL: Motion by Allen, supported by Knappmann, to approve the Planning Commission Minutes of July 13, 2015, as submitted. All voting aye.

Special Land Use: 23429 Pennsylvania, Owens Fence Company, 17114 Dix-Toledo Road, Brownstown, Michigan 48193 requests special land use approval for proposed outdoor storage of equipment in an I-RT Industrial Research Technology district, parcel #70-008-99-0005-000.

Charles Owens, Owens Fence Company, 17114 Dix-Toledo Road, was present regarding this request.

Borden gave the main points of his review and stated that the requirements for the public hearing were satisfied at the July meeting.

Motion of Bober, supported by Knappmann, to approve the Special Land Use for proposed outdoor storage of equipment in an I-RT district on parcel #70-008-99-0005-000, known as 23429 Pennsylvania Road, with the following notations:

1. Front parking lot will be paved.
2. Hours of operation not to exceed 7:00 a.m. to 7:00 p.m. (7 days a week)
3. Landscaping that has already been done will be maintained.
4. Height limit of 10 feet on equipment or products stored behind the fence.

All present voting aye.

Annual Mining Permit renewal: U S Silica Company, 20837 N Huron River Drive, Rockwood, Michigan, request mining permit renewal for parcels: 70-164-00-0001-000 and 70-164-99-0013-000.

Steven Danko, Attorney for U S Silica, was present regarding this request. No changes have been made since the previous renewal. There have been no complaints in the past year.

Motion Allen, supported by Bober to approve the Annual Mining permit renewal requested by U S Silica Company, 20837 North Huron River Drive, Rockwood, Michigan for parcels 70-164-99-0001-000 and 70-164-99-0013-000. All present voting aye.

Public Hearing: Rezoning request of Stamford Properties, LLC, 48500 W. 12 Mile Road, Wixom, Michigan 48393-3711, to rezone parcels 70-004-01-0716-000 thru 70-004-01-0719-000, known as 17167 Dudley Avenue, Brownstown, Michigan 48193 from existing R3 Single Family to B-3 General Business.

August 24, 2015

Page 2

Motion by Armatis, supported by Allen to open the public hearing. All voting aye.

Kevin Schonscheck, of Schonscheck, Inc, 50555 Pontiac Trail, Wixom, Michigan 48393 was present to represent Stamford Properties, LLC (General RV). He described the proposed site plan.

After commenting on his review, Borden reminded the Commission that their action for this request is to make a recommendation to the Township Board after hearing the proposal and comments from the public.

Savanga Fraser, 17125 Dudley Avenue, was present to gain a better understanding of the proposal and express her concerns as a neighboring property owner.

Motion of Allen, supported by Knappmann, to close the public hearing. All voting aye.

Motion of Armatis, supported by Bober, to recommend approval to the Township Board approval of the request to rezone parcels 70-004-01-0716-000, 70-004-01-0717-000, 70-004-01-0718-000, and 70-004-01-0719-000 from existing R-3 Single Family to B-3 General Business, presented by Schonshek, Inc for Stamford Properties, LLC 48500 West 12 Mile Road, Wixom, Michigan 48393. All present voting aye.

Site Plan Review- General RV display lot expansion of parcels #70-004-01-0716-000 thru 70-004-01-0719-000 and parts of 70-004-01-0720-000 thru 70-004-01-727-000, vacant parcels described as lots 716 thru 719 and parts of 720 thru 727 of Osberg Monroe Blvd subdivision requested by Schonshek, Inc. for Stamford Properties, LLC 48500 W 12 Mile Road, Wixom, Michigan 48393

Kevin Schonscheck, of Schonscheck, Inc, 50555 Pontiac Trail, Wixom, Michigan 48393 was present to represent Stamford Properties, LLC (General RV).

Borden gave a brief review of the site plan and questions were answered about the lighting and landscaping.

Motion of Knappmann, supported by Allen to approve the Site Plan, contingent upon Township Board approval of the Rezoning of the property from R3 Single Family to B-3 General Business and with the notations that the height of the light poles will not exceed 20 feet. All present voting aye.

Staff Report: DiSanto gave an update on the progress of projects that have been approved in the last year and possible items for upcoming meetings.

Administrative Review: None.

Public Forum: None.

Adjournment: Motion by Knappmann, supported by Allen, to adjourn the meeting at 7:45 p.m. All voting aye.

David Chapman, Chairman

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