

Niles Charter Township Planning Commission
August 8, 2017
Regular Meeting

Chairman Smothermon called the meeting to order at 7:00 p.m. at the Township Hall, 320 Bell Road, Niles, Michigan.

Pledge of Allegiance: The Pledge was recited.

Roll Call:

- Present: Smothermon, Strefling, Spurlock, McNelis, Conover, Durm and Cooper
- Absent: None
- Others Present: ZA Hartman and RS Ernsberger
- Guests: Jim Stover and Jim Ringler

Approval of Agenda: Conover motioned to approve the August 8, 2017 Niles Charter Township Planning Commission meeting Agenda as written, Durm seconded the motion.

All voting in favor.

MOTION CARRIED.

Approval of Minutes: Strefling motioned to approve of the Niles Charter Township Planning Commission June 13, 2017 regular meeting minutes, Cooper seconded the motion.

All voting in favor.

MOTION CARRIED.

Durm motioned to approve of the Niles Charter Township Planning Commission June 13, 2017 special meeting minutes, Conover seconded the motion.

All voting in favor.

MOTION CARRIED.

New Business:

Public Hearing – Zoning Ordinance Amendments

Chairman Smothermon read the public hearing rules in to the record. ZA Hartman explained the amendment requests for the Zoning Ordinance which was adopted on 1-6-2016 and amended on 6-24-2016. These amendments are being requested for clarification and typographical error corrections. The amendment requests included:

1. Chapter 2 – amend driveway, shared (to correspond with the County) and medical use of marihuana.
2. Section 3.08 to clarify language used and correspond with Chapter 2.
3. Chapter 4 – to clarify zoning map and vacated streets, alleys, or public ways.
4. Chapter 21 – for typographical errors and to expand “Office Scale Streets”.
5. Chapter 26 – corrected to correspond with the County.

Chairman Smothermon opened the floor to the public at 7:21 pm. No comments were made and the hearing was closed at 7:21 pm.

The Commission deliberated. McNelis motioned to recommend the discussed Zoning Ordinance Amendments to the Niles Charter Township Board for approval, Strefling seconded the motion.

All voting in favor.

MOTION CARRIED.

Request for Site Plan Waiver – Encore Auto, 2534 11 Street, Niles.

Matthew Nash, owner of Encore Auto, requested a waiver for the following requirements of the Site Plan Review:

1. Size and location of existing and proposed utilities; Mr. Nash stated he will be using the same utilities previous owner used.

2. The nearest location, if within two miles, of a public water and sanitary sewer service shall be identified; Mr. Nash stated he will be using the same utilities previous owner used.
3. The location, pavement width and right-of-way width of all roads, streets and access easements within one hundred (100) feet of the subject property; all locations and pavement will remain unchanged.

ZA Hartman stated the ordinance allows for some waivers, but not all requirements may be waived.

ZA Hartman informed the members that much, if not all, the information could be found at the Department of Public Works (DPW). Mr. Nash stated he did not realize the information would be available and ask the board to waive these requirements in case the DPW did not have all the paperwork. After deliberations, McNelis motioned to deny Encore Auto's request to waive site plan requirements, Conover seconded the motion.

All voting in favor.

MOTION CARRIED.

Zoning Ordinance Addition Review – Resort Regulations

ZA Hartman submitted resort regulation samples received from Williams and Works for adding a Resort Regulation section to the Zoning Ordinance. She added that many communities are adding this type of section to draw in and allow for resort areas in the community. Large parcels can be used for these types of activities instead of splitting out for residential neighborhoods. Both the Zoning Ordinance and Master Plan move toward land preservation and this is another option for property owners with large parcels and may promote growth. This could be a means to take advantage of our waterways, the new trail, hunting areas or golfing. Mr. Durm added people could visit resorts in the township and visit area casinos. Mr. Stover suggested waiting till there is a need. Mr. Ringler added that township officials need to look for ways to promote growth for the township. ZA Hartman informed the members that Oronoko Township has added a resort section. They are taking advantage of the popularity in wineries. It is another option for property owners and may promote growth. McNelis motioned to recommend the Niles Charter Township Board consider directing the Planning Commission to pursue Resort regulations for the Zoning Ordinance, Durm seconded the motion.

All voting in favor.

MOTION CARRIED.

Old Business:

Master Plan Update – Discussion regarding the Mayflower Road area becoming part of the Industrial District ensued. Mr. Ringler suggested water and sewer should be added to the area to entice industrial development, the township needs more industrial and this is a good location. Several concerns such as traffic safety, residential parcels, and townships costs were discussed. ZA Hartman informed the commission that the Master Plan is working document and could be amended at a later date. Smothermon suggested sending this draft to Township Board of Trustees for approval and revisiting expanding for more industrial areas when necessary. McNelis motioned to send the Master Plan draft to the Niles Charter Township Board for approval, Durm seconded the motion.

All voting in favor.

MOTION CARRIED.

Other Business:

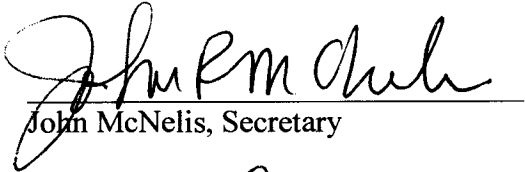
ZA Hartman informed the commission members of upcoming business; private road off of Walton Road, Long Meadow amendment, Express Auto SLU application, Vickers 220+ acres on Philip Road may be going up for Auction, some parcels are not meeting zoning requirements, special land use fees may be lower in the future, and MI CAT are not in compliance with their SLU permit and will be sending them a notice of violation.

Comments from the Public: None

Adjournment

McNelis motioned to adjourn the meeting at 8:35 p.m., Conover seconded the motion.
All voting in favor. **MOTION CARRIED.**

Prepared by Recorder Ernsberger



John McNelis, Secretary

Approval Date: 9-12-17