

Chairperson Werth called the meeting to order at 4:55pm

I. Roll Call

Present: Sandra Werth, Chairperson
Matt Ray, Secretary
Tony Bartolotta, Commissioner
Steve Reno, Vice Chairperson

Absent: Dave Kramer, Commissioner
Scott Sintkowski, Commissioner
David Hardin, Commissioner

Also Present: Larry Lockwood, Superintendent of Planning and Zoning
Amy Williams, Administrative Specialist
Rob Merinsky, Director of Development Services

II. Approval of November 29, 2018 Planning Commission Meeting Minutes as printed.

MOTION AND VOTE

Moved by Reno

*Supported by Bartolotta; Resolved to **APPROVE** the Minutes of the November 29, 2018 Planning Commission Meeting as written.*

MOTION CARRIED UNANIMOUSLY

(4-0)

III. Approval of January 22, 2019 Planning Commission Meeting Agenda.

MOTION AND VOTE

Moved by Bartolotta

*Supported by Reno; Resolved to **APPROVE** the Agenda of the January 22, 2019 Planning Commission Meeting.*

MOTION CARRIED UNANIMOUSLY

(4-0)

IV. Discussion

1.) 4720 and 4740 Pontiac Lake Rd. – Robin Miniard

Mr. Lockwood gave a brief background of Mr. Miniard's 2017 application to rezone the subject properties from HT-1 to M-1 Light Industrial. At that time the Planning Commission did not support his request and offered an alternate direction; to possibly combine the two parcels and request a rezoning to HT-2 to meet the zoning requirements for his proposed use. This would still need site plan review and special approval.

Mr. Miniard purchased these properties a couple of years ago; and at that time, they were being used for boat storage. His plan was to go through proper channels to change the use to allow for container storage in hopes to supplement a retirement income. In doing this, he would also like to keep the two existing dwellings; one for office use and the other one, currently being used as a rental. Assessing cannot allow the two lots to be combined without removing one of the dwellings. He wished to plead his case to the Planning Commission in the hope that they would somehow allow him to do so.

Mr. Lockwood interjected that the Township was never aware of the boat storage use. Boat storage is not a permitted use for the current zoning, but since it existed prior to zoning changes in 2010, Mr. Miniard would be allowed to continue this non-conforming use. Zoning laws would have to be enforced if he tried to change the use.

Board members continued to discuss possible options and the reasons that some of them would not work to allow Mr. Miniard to make the changes that he wished.

V. All Else

Mr. Lockwood informed the board members that the new owner of the Summit Place Mall has completed the sale of the former Sears building to DTE this past week. A meeting with staff has been scheduled for next week to discuss aspects of demolition. The new owner is also working with staff on possible uses for this property in the hopes to market the property this way. He also spoke about the possibility of overlay zoning.

DTE is to meet with staff next week to finalize a site plan.

Suburban Ford is getting close to opening, and have planned a ribbon cutting ceremony at the end of the month or early next month.

It was noted that the **Volley Ball** courts on Dixie Highway are moving right along, as well as the new **Tropical Smoothie** building on M-59.

STI is looking into the possibility of expansion on Airport road.

Remy Jonas is still looking at options for the property at Elizabeth Lake Road and Telegraph.

VI. Adjourn

Chairperson Werth adjourned the meeting at 5:58pm.