

Woodhull Township Planning Commission

June 16, 2020 Board Meeting 7:00pm

Woodhull Township 7315 Beard Rd. Shaftsbury, MI 48872

DRAFT Minutes

Call to order – The meeting was called to order by Chairman Scovill at 7:00pm.

Roll Call – Commissioners present at roll call: Scovill, Slavik, Daenzer and Betts. Excused Absent: Webb. Thronson arrived at 7:25pm.

Delegation of Visitors – Welcomed all visitors/voluntary sign-in sheet was offered and completed by attendees.

Approval of Agenda – Moved by Daenzer and supported by Betts to approve the agenda as presented. Motion passed 4 yes/0 no.

Approval of Minutes – Moved by Slavik and supported by Daenzer to approve the minutes as presented. Motion passed 4 yes/0 no.

Public Comment Period: Public comment period was opened by Chairman Scovill. Public comments were made. Public comment period was closed by Chairman Scovill.

Old Business –

- A. **#PZBA20-005 Starr Variance Application Request** – Commissioners were made aware that Woodhull Township Board considered suggestions by Woodhull Township Planning Commission. At the township's monthly board meeting members approved the application for 9452 S. Peacock Road, Laingsburg, Michigan 48848.

New Business –

- A. **#PSUP20-04 Riley & Slee – Special Use Permit Request** (applicants both were president). The proposed site location of 7835 W. Bath Road, Laingsburg, Michigan 48848 was presented; followed by multiple positive public comments. The public comment period was then closed by Chairman Scovill. Planning commission members then reviewed the standards for the application approval based on the information available to the commission. Moved by Betts, supported by Daenzer, to approve the application for #PSUP20-04 Riley & Slee request for a special use permit presented tonight. **Motion passed 5 yes/0 no. Commission member responses to the standards questions were as follows:**

1. **The request is harmonious with the character of the property, and does support and the intent of the use of Woodhull Township Master Land Use Plan.**
2. **The farmer's market will not inappropriately change the essential character of the land of which the market is located.**
3. **No issues of the property, in fact, it is improving the general character of the surrounding area in general, while keeping the natural character and environmental quality of the prospective location.**
4. **A wooden fence will be surrounding the farmer's market.**
5. **No undue challenges to the use of public services.**
6. **No concerns.**
7. **Absolutely is in line with the Woodhull Township Master Plan.**
8. **No loss of agricultural land. In fact, can potentially improve the surrounding land.**
9. **None**

- B. **#PSUP20-005 Starr Special Use Permit** (the applicant was president). The proposed site location of 9452 S. Peacock Road, Laingsburg, Michigan 48848 was presented by the applicant. Chairman Scovill opened up the public comment period where many persuasive public comments were received. The public comment period was then closed by Chairman Scovill. Planning commission members then reviewed the standards for the application approval based on the information available to the commission. Moved by

Slavik, supported by Daenzer, to approve the application for #PZBA20-005 special use permit based **upon the Shiawassee County Planning Commission looking at the following considerations** presented tonight and reported as follows: **Motion passed 5 yes/0 no.**

1. No concern, application does preserve the rural character and the preserve the property of the land.

2. No concern - No changes to the property. If parking exceeds 8 parking spots, phase 2 will be adding additional 8 parking spots for a total of 16 spots.

3. None

4. No concern, but considerations should be taken surrounding the application could create glare from the outdoor light in the evenings, some increase

in traffic to the area and potential septic water runoff without the use of a pump and haul system.

5. The special use permit is adequately serving the public.

6. None

7. This special use is consistent with the intent and purpose of the ordinance and objective of Woodhull Township Planning Commission.

8. The proposed application will not have a loss of agricultural land.

9. The special use application does meet the site plan standards for Woodhull Township Planning Commission.

General Public Comment – A general comment period was opened. No comments were offered. The comment period was closed.

Adjournment – Motion to adjourn was made by Daenzer and supported by Thronson. Motion passed 5 yes/0 no. Meeting adjourned at 7:58pm.

Respectfully Submitted,
Stacey Brewer
Recording Secretary