

**Exeter Township
Planning Commission Minutes
And Public Hearing Minutes
August 7, 2018**

Planning Commission Chairperson, David Schafer, called the meeting to order at 7:001pm and opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Dan Boggs, William Gay, Leonard Kernyo, Rico Perez,
And David Schafer
Excused: John Bills
Guests: Lucie Fortin, planner Mannik & Smith,
Robert Queen, Supervisor, Exeter Township

Correction / Approval of Agenda:

- ❖ **Motion: Rico Perez, 2nd William Gay:** To accept the meeting agenda as presented. **Motion carried.**

Recess Planning Commission Meeting

- ❖ **Motion: Dan Boggs, 2nd William Gay;** To recess planning commission meeting. Planning commission meeting recessed at 7:10 pm. **Motion carried.**

Open Public Hearing

1). Reviewed written report from township planner (Mannik & Smith) concerning the Special Land Use request from Jim and Helen Diroff. Mr. Diroff is operating this enterprise under a "Veteran Owned Small Business certification. The report stated:

- Applicant is temporarily working out of his home. Business will be moving into (to be constructed) a "pole" barn. The current in home work space occupies 14 % of the total home square footage. The proposed expansion into the "pole" barn will occupy approximately 600 square feet. Both are within the limits of a "Home Occupation" Special Land Use.
- Conditions on granting the Special Land Use request (as recommended by the zoning compliance report) were discussed.
- There were no other written comments.

2). A resident (neighboring property owner) inquired about the scope and type of electronics that would be repaired. Mr. Diroff stated that he would be repairing "circuit boards" and connecting cable that are sent (mailed) to him. Most of the business responsibilities would include telephone consultation. There would be very few clients visiting the business.

3). Lucie Fortin, planner with Mannik & Smith, reviewed the recommended conditions listed on the compliance report. Mr. Diroff was provided a copy of this compliance report.

Close Public Hearing

There were no other warren or resident comments.

- ❖ **Motion: Leonard Kernyo, 2nd William Gay**; To adjourn planning commission Public Hearing and reconvene regular planning commission meeting.
Public hearing adjourned at 7:20 pm. **Motion carried.**

Reconvene Planning Commission Meeting

Planning Commission Chairperson, David Schafer, called the regularly scheduled planning commission meeting back to order at 7:20 pm.

Approval of Minutes:

Planning commission meeting minutes from June 5, 2018 were read. Corrected motion makers name (motion to: Recess Planning Commission Meeting) from David Schafer to Dan Boggs. Corrected date in item # 2 of New Business from July 2019 to July 2018.

- ❖ **Motion: Leonard Kernyo, 2nd Rico Perez**: To accept the June 5, 2018 planning commission meeting minutes as corrected. **Motion carried.**

First Public Comment:

None

Old Business:

1). Review of comments received from Public Hearing concerning the Special Land Use request received from Jim and Helen Diroff.

- ❖ **Motion: Leonard Keryno, 2nd William Gay**: To recommend to the Exeter Township Board, the approval of the Special Land Use request (Home Occupation) of Jim and Helen Diroff, 3562 Carleton-West Rd, Carleton Michigan (parcel # 06-012-004-30)with the following conditions:.

- A). Not to occupy more than 650 square feet should the business move to an future accessory building
- B). No outside storage od supplies, equipment or vehicles (associated with the business)
- C). Obtain a "sign permit" if a business related signage is to be installed.

D). Create and maintain a safe parking and proper means of access to the business.

E). Provide evidence (to the township) of receiving "Veteran Owned Small Business" status

Motion carried.

2). The planning commission members reviewed and discussed the recommended changes to the Exeter Township Zoning Ordinance handbook raised by the township board members (from their July 2018 meeting)

A). Draft Hobby/Commercial Kennels;

- "renumeration" vs. "remuneration"
- removal of language calling for a minimum 330 feet road frontage for "Hobby" kennels. (minimum width of 200 feet already stated in zoning)

B). Solar Energy Systems;

- flexibility in requiring underground electrical cables
- flexibility in required plant types for screening

C). Article 24 Zoning Administration and Enforcement

- No additional changes recommended

Planning commission members adopted these recommended changes and asked that they be incorporated into the proposed zoning ordinances.

❖ **Motion: Dan Boggs, 2nd William Gay:** To have the Exeter Township clerk set and publicize a public hearing to be held as part of the regularly scheduled September 4, 2018 Planning Commission meeting (starting at 7:00 pm at the township hall).

Motion carried.

New Business

None

Second Public Comment:

1). The next scheduled Exeter Township Planning Commission meeting (and Public Hearing) will be held Tuesday September 4, 2018 at the Exeter Township Hall, beginning at 7:00 pm.

❖ **Motion: Dan Boggs, 2nd Rico Perez;** To adjourn meeting.
The meeting adjourned at 8:00 pm.

Motion carried.

Respectfully submitted, _____

Roger Bezek, secretary
Exeter Township Planning Commission