

Exeter Township Planning Commission Minutes May 6, 2025

Exeter Township Planning Commission Chairperson, Tim DeBorde called the meeting to order at 7:10 pm. and opened the meeting with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Charles Bruck, Tim DeBorde, Michael Mata,
Amea Runyan, and Anthony Thrasher
Absent:
Excused: Julie Murphy
Guests:
Notes: There were 4 township residents in attendance.

Correction / Approval of Agenda:

The Planning Commission members reviewed the meeting agenda.

- ❖ **Motion: Amea Runyan, 2nd Tim DeBorde:** To accept the Planning Commission meeting agenda as presented. **Motion carried.**

Approval of Minutes:

The April 1, 2025 Planning Commission meeting minutes were reviewed by the Planning Commission members.

- ❖ **Motion: Michael Mata, 2nd Amea Runyan:** To approve the April 1, 2025 Planning Commission minutes as presented. **Motion carried.**

First Public Comment:

Request to add time under New Business for Mr. Anthony Guarnieri. Time will be allotted for Mr. Guarnieri per Planning Committee consent.

Old Business:

1). The proposed "Battery Storage Facility" zoning Ordinance was reviewed at the regularly scheduled March 2025 Exeter Township Board meeting. The new ordinance was adopted by the Exeter Township Board without any changes.

2). The planning commission members resumed discussion concerning the township Master Plan review. It was announced that no additional funds were budgeted for the Master Plan review thus limiting the options for community input.

The following action plan will be implemented;

- Lucie Fortin will (work with the township clerk) begin the notification process that Exeter Township is in the process of reviewing its Master Plan
- Notification of the Master Plan review and the process to make comments for consideration will be included in the June 3 township tax bill mailing
- The township will work with its internet provider to provide a link to the current Exeter Township Master Plan. It was reported that the Master Plan can be found on the Monroe County Planning Department webpage.
- There are two local interest group who will announce the Master Plan review on their webpage (Facebook, Youtube ??)

Planning Commission members will review both Chapter 1 and Chapter 3 before the scheduled June planning commission meeting. Possible changes in these chapters will be discussed.

New Business:

Mr. Anthony Guarnieni and June Olson (landowner) appeared before the Planning Commission to inquire the process to locate a "internet based used car sales operation" on Will- Carleton road (east of Exeter Rd). Mr. Guarnieni stated:

- A parcel is under land contract to Mr. Guarnieni from the current land owner. (Olson). The parcel is approximately 10 acres in size and lays adjacent to (east of) Olson Storage.
- Mr. Guarnieni holds a current Michigan Class B (used car sales) dealership license.
- The existing building would be used as an office.
- The business is 100 % internet sales with Mr. Guarnieni acting as broker. In most cases, no automobiles would be held on-site for public sales. Auto may be held for customer pick-up.
- No reconditioning, repair, or mechanical work would be done at this location.
- The business would be open on a "by appointment only" basis.
- Would like to split this lot into a 2.5 and 7.5 acre parcels with the business on the (road fronting) front parcel. The rear parcel would be for future residential use.
- Parcel (entire 10 acres) is currently zoned C-1 Commercial.
- "Auto Sales" is an approved use on C-1 Commercial zoned parcels.

Un-approved minutes

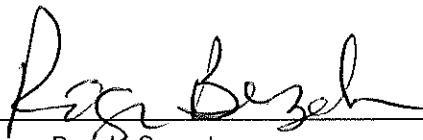
The planning commission recommended to Mr. Guarnieri to apply for a site plan review through the township Building Department. Recommendations from Township Planner, Lucie Fortin on the process for this proposed business will be requested.

Second Public Comment:

1).The next regularly scheduled meeting of the Exeter Township Planning Commission will be held on June 3, 2025 beginning at 7:00 PM at the Exeter Township Hall.

❖ **Motion:** Amee Runyan, 2nd Michael Mata: To adjourn the meeting. **Motion carried.**
The meeting was adjourned at 8:15 pm.

Respectfully submitted,



Roger Bezek, Secretary
Exeter Township Planning Commission