

**Saline Township Planning Commission
Regular Meeting, August 7, 2012**

Members Present:

Neil Bohnett, Trudy Feldkamp, Gary Luckhardt, Chuck Rankin,
Richard Zahn

Members Absent:

Laurie Leinbach, Robert Prehn

Others Present:

James Marion, Robert Marion, approximately 10 others

Meeting was called to order at 7:30 pm., Charles Rankin presiding.
(Meeting was held in the basement of the Township Hall due to primary election)

Roll was taken; quorum established.

Pledge of Allegiance led by Luckhardt.

Approval of Minutes: Regular Meeting of June 5, 2012: Motion by Zahn; support by Bohnett; vote; minutes approved unanimously.

Approval of Agenda, August 7, 2012: Motion by Bohnett to approve as presented, support by Zahn; vote; agenda approved unanimously.

Call to the Public

Pete Morris, complaint regarding the auto repair shop of Carl Girbach. On a Saturday morning at 8 am, there was power washing. On Sundays he hears ratchets.

Rankin, Township lawyer has stated if Mr. Girbach is working on his own vehicles, there is nothing the Township can do to control.

Mr. Girbach stated that he has title for everything in the shop and tries to keep the doors closed when he is working.

Rankin will ask the township board to contact the lawyer about this issue.

Mr. Morris asked why the change in the Special Use Permit regulations?

Rankin stated that the ordinance needed to be updated.

Announcements

Jim Marion went to an event at the Bridgewater Township hall and stated that it looked very nice. They had received a grant from the State of Michigan for updates (handicapped ramp; up to code facilities, etc.). The Township board will discuss the possibility of submitting a request for such a grant.

New Business

- A. Items from the Board.
Nothing presented.

B. Young Special Use Permit Request.

Rankin had contacted Doug Lewan for guidance. Mr. Young wishes to expand his existing business, currently operating under a Special Use Permit. Mr. Lewan distributed a memo with his comments on the request. A public hearing is needed. The memo lists criteria that needs to be addressed. He did a short explanation of a special use vs. a permitted use. Single issue, previously approved permit; in this case, expansion of the use, need a hearing. Some listed items have already been addressed in the application. There should be a detailed site plan, however the Planning Commission can waive certain standards. Items needed include how to prevent impact on neighbors and any storm water. Dan Young owns all the immediate surrounding property.

Some minor discussion.

Public hearing will be on Tuesday, September 4, 2012 (advertise in Saline Reporter August 16). Motion to accept the Young special use application and to schedule a public hearing for September 4, 2012 at 7:30 pm by Bohnett; support by Zahn; unanimous vote in support of the motion. Motion passed.

C. Any Other.

Letter from Carl Girbach to James Marion, forwarded to Doug Lewan. D. Lewan distributed memo on this issue. Category 2 Home Occupation allows residents to use accessory structures and up to two employees. This is not in a commercial zone. Building is limited to 1,000 square feet. The current existing structure is 1,176 square feet. His request would require a variance. Step one is to submit a request to the Zoning Board of Appeals (ZBA). Step two, if approved by the ZBA, would be to request a Special Land Use. A public hearing is required for both.

Home Occupation background. Category 1 was the previous in-house use; a use that neighbors probably don't know that it is taking place. Any use that could cause harm (i.e., water run-off) or be a nuisance to the neighbors needs ZBA approval before a Special Use request can be issued.

Old Business

A. None.

Public Comments

The address for D. Young was requested. Will be provided at the public hearing.

Resident (name not given) feels that the Girbach issue is wasting time and resources for the township. James Marion has discussed the issue with the township's attorney and if a resident wishes to meet with the attorney on this issue, it will be the responsibility of the resident to

pay the attorney's fee for the meeting.

Zahn moved for adjournment, Bohnett support; vote; meeting adjourned, 8:40 p.m. Public Hearing on September 4, 2012, 7:30 p.m.; next regular meeting on October 1, 2012, 7:30 p.m.

Trudy Feldkamp
Saline Township Planning Commission, Secretary