

Denton Township Planning Commission  
Denton Township  
February 13, 2018

Case #2018-001PC – Site Plan Review  
413 Properties Group-Bruce LaValley  
Property #72-003-317-014-0000/#72-003-318-014-0000

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Case #2018-002PC – Site Plan Review  
Denton Township Fire Department  
Property #72-003-022-003-0025

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Case #2018-003PC – Site Plan Review  
Church of Latter Day Saints  
Property #72-003-285-021-0000

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**REVISIT: Case #2017-008PC-Fullmer Land Development Inc.**  
Property #72-003-764-022-1000  
**(\*\*Revisit Special Use Permit - Case #2004-005PC)**  
Holbrook/Lake Transmission  
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A legally advertised meeting of the Denton Township Planning Commission was called to order in the Denton Township Hall by Acting Chairperson Kim Akin at 10:00 a.m.

Commissioner Members Roll Call: Acting Chairperson Kim Akin, Carol Asher, Joyce Golden, Morry McLain, Jim Braid and Paul Tiepel.

Commissioner Members Absent: Fred Chidester.

Others Present: Bruce LaValley, Dave Carroll, Mike & Josie Donaldson, Bob Barke, Todd Fullmer, Rick Ancel, Ken Meigs, Dick Pedersen, Zoning Administrator Rachael Barnes and Secretary Theresa Wagner.

Motion by Braid supported by Golden to approve today's agenda as presented.

Ayes 6 Nays 0 Absent 1 Motion Carried.

Motion by Asher supported by Braid to approve the minutes of the Regular Planning Commission meeting held December 12, 2017 as presented.

Ayes 6 Nays 0 Absent 1 Motion Carried.

#### **Appointments.**

Motion by Asher supported by Braid to appoint Kim Akin as Chairperson of the Denton Township Planning Commission.

Ayes 6 Nays 0 Absent 1 Motion Carried.

Motion by Asher supported by Golden to appoint Fred Chidester as Vice-Chairperson of the Denton Township Planning Commission.

Ayes 6 Nays 0 Absent 1 Motion Carried.

Motion by Asher supported by Braid to appoint Joyce Golden as Secretary of the Denton Township Planning Commission.

Ayes 6 Nays 0 Absent 1 Motion Carried.

Chairperson Kim Akin read the following guidelines to be followed:

The Zoning Administrator will give the staff presentation.

The applicant or their agent will state their case fully and furnish the Planning Commission with pertinent information concerning this request.

Following the presentation by the applicant, comments from the audience will be accepted under the following guidelines:

1. All statements or questions from the floor must be directed through the Chairperson.
2. Presentations from the floor will be limited to 5 minutes or less.
3. Each person making a statement will be asked to state their name and address.
4. The Board reserves the right to question any speaker.
5. Be as brief and factual as possible.
6. Please refrain from repeating what has been said before and please do not involve personalities.
7. Those in favor of the request will be heard first.
8. Those opposing the request will be heard last.

At the conclusion of the floor presentations, the chairperson will close the meeting to the public, and the Planning Commission will deliberate the matter and arrive at a decision at today's meeting.

#### **Case #2018-001PC.**

Bruce LaValley of 413 Properties Group LLC requested site plan approval to create multiple retail spaces in the existing building located at 1348 W. Houghton Lake Dr., Prudenville, (Prop #72-003-318-014-0000 & #72-003-317-014-0000). Zoning Administrator Barnes stated

the building was formerly known as Bill Oliver's House of Carpets & Furniture. Mr. LaValley purchased it and is asking permission to construct walls inside creating three (3) retail spaces along the store front (M-55) to lease out. The remaining north side of the building will be kept for one of his own businesses, Lakeshore Services Group LLC. Mr. LaValley stated his company will be providing local moving services for individuals in the surrounding areas along with a resale/consignment store. Discussion followed.

Chairperson Akin asked for comments from the floor for or against the request. There were none. The meeting closed to the floor at 10:09 a.m.

Chairperson Akin asked for comments from the Board.

Asher stated it is an allowed use and feels it is a good idea for the building and community.

Tiepel asked if there will be a fire stop in between each unit when the remodel is done. Mr. LaValley stated he is in the beginning stages of planning this remodel and wanted to get the Planning Commission's approval before moving forward with the plans themselves. He plans to follow all codes needed by the Houghton Lake Building Agency (HLBA).

McLain and Golden agreed that if Mr. LaValley follows all regulations set by the HLBA, they were not opposed to the changes.

Braid asked if there would be a bathroom in each unit. He also asked if there would be separate entrances to the units. Mr. LaValley said there are already existing separate doors that will work for the units, and he will follow the guidelines of the HLBA on the required bathroom facilities. Discussion followed on abandoned Fifteenth St.

Chairperson Akin asked if they planned to use the existing sign. She informed Mr. LaValley that a sign must meet current zoning requirements. There can be no outside storage on the property, any dumpster must be screened from the road, and Akin also suggested Mr. LaValley obtain a cross access agreement to the vacant lot directly west of the existing building, with his vacant property to the east (#72-003-317-014-0000). This would be a good use for both parties. Discussion followed

After discussion,

Motion by Asher supported by Braid to approve the request for Bruce LaValley of 413 Properties Group LLC for sight plan approval to create multiple retail space in the existing building located at 1348 W. Houghton Lake Dr., Prudenville, (Prop #72-003-318-014-0000 & #72-003-317-014-0000) as requested provided the following stipulations are met:

1. Follow all building codes and obtain all permits needed from the HLBA.
2. Sign ordinance must be followed.
3. If a dumpster is placed on the property, it must be screened from view.
4. Create a cross access agreement to the vacant lot (#72-003-317-014-0000).
5. No outside storage.

Ayes 6 Nays 0 Absent 1 Motion Carried.

#### **Case #2018-002PC.**

The Denton Township Fire Department requested site plan approval to place a mobile trailer on the NE corner of the Denton Township Compost Site property (#72-003-022-003-0025), to use for fire training purposes, located at 2447 W. Level Park Rd., Prudenville. Fire Chief Paul Tiepel Denton Township gave the Fire Department this 5 acre portion of the property for fire training. The trailer will be utilized for firemen to practice fighting fires.

Chairperson Akin asked for comments from the floor for or against the request. There were none. The meeting closed to the floor at 10:15 a.m.

Chairperson Akin asked for comments from the Board.

The Board had no objections to the request.

Motion by Asher supported by McLain to approve the site plan for the Denton Township Fire Department to place a mobile trailer on the NE corner of the Denton Township Compost Site property (#72-003-022-003-0025), to use for fire training purposes, located at 2447 W. Level Park Rd., Prudenville as requested.

Ayes 6 Nays 0 Absent 1 Motion Carried.

#### **Case #2018-003PC.**

The Church of Latter Day Saints requested a Change of Use for the building located at 102 Myron Lane, Houghton Lake, MI (#72-003-285-021-0000) from retail to a Church. Zoning Administrator Barnes stated nothing will be changed to the exterior of the building. They will be using the existing sign as well. There is ample parking and the plans look well done and complete.

Chairperson Akin asked for comments from the floor for or against the request. There were none.

The meeting closed to the floor at 10:20 a.m.

The Board had no objections to the request.

With no further discussion,

Motion by Braid supported by Tiepel to approve the Change of Use for the building located at 102 Myron Lane, Houghton Lake, MI (#72-003-285-021-0000) from retail to a Church as requested

Ayes 6 Nays 0 Absent 1 Motion Carried.

**Revisit Case #2017-008PC.**

At the December 12, 2017 Planning Commission meeting, Zoning Administrator Barnes was advised to consult with the Township Zoning Attorney and report back to the Board with some clarification on the Lake Transmission case, located at 3232 W. Houghton Lake Drive, Prudenville (Prop #72-003-764-022-1000). After speaking with the township zoning attorney, Z.A. Barnes sent a letter to Mr. Fullmer, owner of Lake Transmission, giving him 30 days to clean up the property, and if not cleaned up, the Planning Commission could discuss revoking the original Site Plan/Special Use Permit granted. Discussion followed.

Mr. Fulmer stated they have cleaned up the property and have erected a fence along the north side of the property to help block any view to the allowed vehicles. He feels he has done everything he can to alleviate the issues with the time restraints and waiting for paperwork from the State of Michigan on the wreck titles. This takes time.

Discussion followed on the use of the church parking lot across Stanley Avenue for car overflow on the weekdays. Lake Transmission and the Church have had an agreement between them for the use of their parking lot for 13 years. One of the complaints from the local residents on the street is the tow trucks moving vehicles to and from the church causing traffic to be blocked on Stanley Avenue.

Discussion followed.

Chairperson Akin asked for comments from the floor for the request. There were none.

Chairperson Akin asked for comments from the floor against the request.

Mike and Josie Donaldson, 125 Stanley Avenue, asked why the fence was set back so far. Mrs. Donaldson also stated Mr. Fullmer did get rid of the tires that were there, but the street is still blocked many times during the day by tow trucks.

Dave Carroll, 127 Stanley Avenue, stated that Stanley Avenue is a busy road because it is used as a thoroughfare to Iroquois Avenue. The tow trucks do try to stay out of the roadway, but it is block many times.

Robert Barke, 126 Stanley Avenue, stated the tow trucks block Stanley Avenue nearer to M-55 and it is very dangerous for vehicles to slow and barely get off the highway before getting rear-ended. He feels it is an accident waiting to happen. He also stated the repaired vehicles are "test-driven" down Stanley Avenue and use excessive speed, as well as run the stop sign.

McLain stated Lake Transmission has had an agreement for shared parking with the church since 2004.

Mrs. Donaldson asked how many cars are allowed on the Lake Transmission property at one time. Chairperson Akin stated the original case did not designate a certain number of cars allowed, mainly because there is no one to police how many cars a business has at any given time. Akin suggested possibly speaking to the Roscommon County Road Commission to see if they could put up signage indicating "Loading/Unloading Zone."

Mr. Fullmer stated all of his tow trucks use their caution/flashing lights when they are moving vehicles. He suggested when a person sees flashing lights present, to consider using another route to M-55. He also stated he parks his boat on the residential lot because the owner allows him to do so. Discussion followed.

The Board requested there be an update on this case at the March 2018 Planning Commission meeting and also advised that Barnes and owner keep in contact to keep the place clean and moving forward in the right direction.

**Zoning Ordinance.**

Possible changes to the Zoning Ordinance were discussed. Barnes and Akin will meet to collaborate all the changes and bring them to the Planning Commission for their meeting in March 2018.

There being no further business,

The meeting adjourned at 11:10 a.m.

Respectfully submitted,

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Theresa M. Wagner, Secretary