

A legally advertised meeting of the Denton Township Planning Commission was called to order in the Denton Township Hall by Chairman Fred Chidester at 10:06 a.m.

Commissioner Members Present: Chairman Fred Chidester, Carol Asher, Joyce Golden, Morry McLain, Jim Braid and Jim Debo.

Commissioner Members Absent: Paul Tiepel.

Others Present: Greg Trent representing Don & Jacqui Shaw, Mike & Josie Donaldson, Bob Barke, Zoning Administrator Rachael Barnes and Secretary Theresa Wagner.

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

Ayes 6 Nays 0 Absent 1 Motion Carried.

Motion by Braid supported by Golden to approve the minutes of the Regular Planning Commission meeting held November 14, 2017 as presented.

Ayes 6 Nays 0 Absent 1 Motion Carried.

Chairman Fred Chidester 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 #2017-006PC.**

Gerald Loch Jr. of Loch Inc. requested sight plan approval to open the existing building located at 1460 W. Houghton Lake Dr., Prudenville, (Prop #72-003-335-011-0000), and convert it to office space. Zoning Administrator Barnes stated Mr. Loch submitted a letter informing her of his wishes on the project.

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

Chairman Chidester asked for comments from the Board.

Asher stated it is an acceptable use for the building and property, and doesn't feel parking will be an issue. There will likely be fewer cars in and out on a daily basis than the Antique Gift Shoppe that was there prior to closing. She had no objection to the request.

Braid stated parking and sign placement were his concerns on this project. He would like to see a 30 ft. setback from the curb of M-55 maintained because of prior sight concerns pulling out from Iroquois Avenue onto M-55. It was also his suggestion that any future sign be placed on the W<sup>1</sup>/<sub>2</sub> of the property frontage, while adhering to zoning restrictions as permitted by the Township.

Zoning Administrator Barnes stated Mr. Locht will need to come in to the office for a sign permit when ready, and he will be made aware of the stipulations for a sign permit.

Golden stated she is in agreement with Braid, keeping the parking off M-55 frontage, and moving the sign to the W'yly ½ of the property. The Board concurred.

More discussion followed on a setback from the M-55 curb and reestablishing a greenbelt. Chairman Chidester stated if the parking lot were ever to be paved, a certified drainage plan would be required.

After discussion,

Motion by Braid supported by McLain to approve the request for Gerald Dixson Jr. (Locht Inc.) to open the existing building located at 1460 W. Houghton Lake Dr., Prudenville, (Prop #72-003-335-011-0000), and convert it to office space as presented provided he maintains a 30 ft. setback from the curb of M-55 for parking and the new sign be erected on the W'yly ½ of the lot frontage.

Ayes 6 Nays 0 Absent 1 Motion Carried.

**Case #2017-007PC.**

Don & Jacqui Shaw requested site plan approval to open the existing building located at 4680 W. Houghton Lake Dr., Houghton Lake, (Prop #72-003-285-061-0000), and convert it to a retail space. The building was last used as office space.

Greg Trent was in attendance representing Don & Jacqui Shaw. He stated the Shaw's are over the road truck drivers and are unable to attend this meeting. The retail space will be used as retail shop, selling hunting apparel primarily for women, as well as space for small training classes for Concealed Pistol Licensing (CPL) for women. They also plan to use the existing sign.

Chairman Chidester asked for comments from the floor for or against the request. There were none. The meeting closed to the floor at 10:26 a.m.

Chairman Chidester asked for comments from the Board.

Parking was discussed, as well as no target practice or discharge of firearms on the premises.

After discussion,

Motion by Braid supported by McLain to approve the request for Don & Jacqui Shaw to open the existing building located at 4680 W. Houghton Lake Dr., Houghton Lake, (Prop #72-003-285-061-0000), and convert it to a retail space as requested provided no firearms are discharged on the premises.

Ayes 6 Nays 0 Absent 1 Motion Carried.

**Case #2017-008PC.**

The special use permit issued in Case #2004-005PC, for Lake Transmission, located at 3232 W. Houghton Lake Drive, Prudenville, (Prop #72-003-764-022-1000), is being reviewed at this time because of complaints reported on blight conditions on the premises including but not limited to wrecked cars, tires, transmissions, parts, etc., as well as an excessive number of vehicles on premises as well as up and down the street, with overflow to the neighboring church.

No representative from the business/property owner Fullmer Land Development Inc., was in attendance at this meeting.

Chairman Chidester asked for comments from the floor for the request. There were none.

Chairman Chidester asked for comments from the floor against the request.

Mike & Josie Donaldson, 125 Stanley Avenue, stated there are a multitude of problems regarding the business known as Lake Transmission. To name a few;

1. They run vehicles up and down the street (Stanley Ave.) doing brake checks, engine checks, etc. causing speeding, noise and running of stop signs.
2. There are an excessive amount of vehicles parked/packed on the lot, that they sometimes overflow into the street, are parked at several addresses up the street, as well as at the church across the street.
3. The loading/unloading of vehicles from flatbed trucks leaves the street impassible many times, causing incoming traffic from M-55 to stop half-way out into the highway, causing a dangerous condition. Many times they are unloading into the church parking lot.
4. EMS vehicles would have difficulty coming to the aid of anyone on this street with the amount of cars between the business and the church.
5. The excessive blight on the property, including tires, wrecked vehicles, old transmissions, auto parts, etc.

Bob Barke, 126 Stanley Avenue, agreed with the Donaldson's, and reiterated the fact that vehicles do get blocked from entering Stanley

Avenue, leaving them half-way out into the traffic on M-55. This could cause accidents. He also stated he spoke with a secretary at the church across the street and asked why the vehicles are being allowed to park in their parking lot. The secretary replied that they have an agreement that they can use their parking lot for overflow of vehicles during the weekdays in exchange for plowing of snow in the winter months. Discussion followed.

The meeting closed to the floor at 10:41 a.m.

Chairman Chidester asked for comments from the Board.

Asher stated she sat on the Planning Commission for the original case in 2004, and they had stated there would be no increase in traffic on the street. She can see now that is not the case.

Braid stated there are at least 100 used tires outside on the premises. They are not in the tire business or the collision business. The special use permit was for a transmission shop. The blight on the property is a problem. The Board concurred.

Chairman Chidester stated the business cannot be extended to other surrounding properties. The special use permit is for the property the business is on.

Debo stated the house next to the shop has been purchased by the owner, and asked if it were abandoned. It was answered that no one is living in it. He suggested he tear down the house, join the lots and put in more parking.

Discussion followed on the need to modify the special use permit, and include restricting how many vehicles can be on the property at one time.

McLain stated he would like to see the Supervisor/Township Police address the blight violations, and have the Zoning Administrator contact the Township Zoning Attorney for advisement on this case.

After discussion,

Motion by Braid supported by Debo to revisit this case at the January, 2018 Planning Commission meeting. Zoning Administrator Barnes will contact Township Zoning Attorney, and the commissioners can revisit the site and decide how many vehicles would be appropriate for Lake Transmission, located at 3232 W. Houghton Lake Drive, Prudenville (Prop #72-003-764-022-1000).

Ayes 6 Nays 0 Absent 1 Motion Carried.

It was announced that Planning Commissioner Jim Debo has decided not to stay for another term with the Denton Township Planning Commission, and this is his last meeting. THANK YOU, JIM, FOR YOUR SERVICE!

There being no further business,  
The meeting adjourned at 10:57 a.m.

Respectfully submitted,

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Theresa M. Wagner, Secretary