

A legally advertised meeting of the Denton Township Planning Commission was called to order in the Denton Township Hall by Chair Fred Chidester at 10:00 a.m.

Commissioners in attendance: Chair Chidester, Carol Asher, Joyce Golden and Paul Tiepel.

Commissioners not in attendance: Jim Braid.

Others present: Michael Wilder, Les & Linda Creller, Zoning Administrator Rachael Barnes and Secretary Theresa Wagner.

Motion by Golden supported by Tiepel to approve the agenda as presented.

Ayes 4 Nays 0 Absent 1 Motion Carried.

Motion by Asher supported by Golden to approve the minutes of the Regular Planning Commission meeting held August 13, 2019 as presented.

Ayes 4 Nays 0 Absent 1 Motion Carried.

Case #2019-001PC – Special Use Permit.

Michael Wilder requested a Special Use Permit to allow outdoor storage of trailers, RV trailers & boats on his property #72-003-014-005-0015, assessed with property #72-003-585-077-0000 located at 225 W. Houghton Lake Dr. (East Bay Car Wash). Zoning Administrator Barnes stated the outside storage will be along the NE lot line (see attached map). She read Section 13.22, page 73 & 74, on “outdoor storage.”

One (1) letter was received from a vacant lot owner in the subdivision behind stating she would like to see a fence put up if this request is permitted. Asher stated a fence does not apply to vehicles, as stated in the ordinance.

Mr. Wilder stated the owner of the property prior to him had stored trailers, etc. on this property as well, and it had never been brought to his attention that he may need a special use permit. He had continued to do the same for the past few years, with no complaints. He stated he keeps everything very tidy and neat, in a straight row, etc. He is requesting the special use permit to clear up any problems with this use.

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

Les and Linda Creller, 256 W. Houghton Lake Drive, asked exactly where the trailers will be parked. They live across M-55 from the property. Mr. Wilder showed the Crellers and the Board exactly where they will be placed (see map on file), along the NE lot line, directly behind Duke’s Party Store.

The meeting closed to the floor at 10:16 a.m.

Chairman Chidester asked for comments from the Board.

Discussion followed on the maximum number of trailers they will allow at any one time.

Asher stated the property and the trailers currently there look nice and neat. She stated this may serve a need with the amount of complaints the township office receives regarding parked trailers in residential areas.

Tiepel asked if this would be considered an “open air” business. Zoning Administrator Barnes stated there it would not be, as that is only for the “sale of goods.” Tiepel also stated a maximum number of trailers/RVs/boats should be set.

Golden stated the site is unobtrusive, cannot be seen from the road, and is in favor of the request.

Chairman Chidester stated since there is no adding of cement or pavement, the issue of drainage will not be a factor. A fence is not required for this use, and even if a 6’ fence was erected, it would not block a 10’ trailer. He feels the number of units should be addressed and where exactly they will be parked. This will also be on the map attached to these minutes.

After discussion,

Motion by Asher supported by Tiepel to approve the request of Michael Wilder for a Special Use Permit to allow outdoor storage of trailers, RV trailers & boats on his property #72-003-014-005-0015, assessed with property #72-003-585-077-0000 located at 225 W. Houghton Lake Dr., as requested.

Ayes 4 Nays 0 Absent 1 Motion Carried.

Motion by Asher supported by Golden to approve the site plan allowing outdoor storage of trailers, RVs and boats on his property #72-003-014-005-0015, assessed with property #72-003-585-077-0000 located at 225 W. Houghton Lake Drive, with the following

conditions:

- 1. A maximum of 15 trailers/RVs/boats may be stored on the property at any one time.**
- 2. Trailers/RVs/boats may only be parked orderly and in an esthetically pleasing fashion, along the NE lot line only, as seen on attached map. (also on file in Zoning Office).**

Ayes 4 Nays 0 Absent 1 Motion Carried.

Zoning Administrator Barnes updated the Board on process of Medical Marijuana ordinance and the next steps involved. She also informed the Board that there are numerous mistakes in the newly revised zoning ordinance and she is working with Attorney Fahey's office to resolve them.

There being no further business,

Motion by Asher supported by Golden to adjourn the regularly scheduled Denton Township Planning Commission meeting at 10:41 a.m.

Ayes 4 Nays 0 Absent 1 Motion Carried.

Respectfully submitted,

Theresa M. Wagner, Secretary