

PLANNING COMMISSION  
VILLAGE OF GOODRICH  
7338 SOUTH STATE ROAD  
LOWER LEVEL  
GOODRICH, MICHIGAN 48438  
May 28, 2019  
MINUTES

1. CALL TO ORDER: by Walworth at 7:00 pm

2. MEMBERS PRESENT: Baker, Hogness, May, McCafferty, Walworth  
MEMBERS ABSENT: Kline, Schneider, Whitefoot

3. STAFF PRESENT: Wilkerson, Schierup

4. AGENDA

**MOTION: To approve the agenda with the addition of minutes of 4/23/2018.  
Moved by Hogness, seconded by Baker.  
5 yes, 0 no. Carried.**

5. APPROVAL OF MINUTES

**MOTION: To approve the minutes of 4/23/2018 as presented.  
Moved by Hogness, seconded by Baker.  
5 yes, 0 no. Carried.**

6. PUBLIC COMMENT – Two persons chose to speak.

7. OLD BUSINESS – None.

8. NEW BUSINESS –

A. SITE PLAN REVIEW, M-15 NORTHWEST CORNER OF OAK STREET AND M-15,  
ROSS STOMP, ROSS CUSTOMS MUSCLE CARS, LLC, PETITIONER, PL NO. 2019.01.

**MOTION: To approve with conditions the site plan submitted by Ross Stomp, Ross  
Customs Muscle Cars, LLC, Parcel 02-22-504-078. Conditioned as follows.**

**1. A completed site plans will be submitted that contains the seal/signature of the  
professional who prepared them and they will provide details for building design  
and materials, site engineering (Utilities, grading, drainage, landscaping, lighting  
and signage).**

**A. The driveway off Oak St. will be located 30 feet from M-15.**

**B. A privacy fence will be placed and maintained on the west lot line**

**C. Red Maples will be used for canopy trees**

**Moved by Hogness, seconded by Baker.**

**5 yes, 0 no. Carried.**

B. PUBLIC HEARING: CONDITIONAL USE PERMIT, ROSS STOMP, ROSS CUSTOMS MUSCLE CARS LLC, PETITIONER PL NO. 2019-01

Hearing opened at 8:10 p.m.

David Jones - stated that he was not opposed to the conditional use and was happy to see the vacant lot being used.

Sarah Hickman – sent a letter recommending privacy fence and motion sensor lights as a buffer for the residents to the west.

Public Hearing closed at 8:11 p.m.

C. RECOMMENDATION TO VILLAGE COUNCIL REGARDING THE CONDITIONAL USE PERMIT, ROSS STOMP, ROSS CUSTOMS MUSCLE CARS LLC, PETITIONER PL NO. 2019-01

**MOTION: To recommend approval to the Village Council with the following Conditions:**

- 1. The use is designed and constructed, and will be operated and maintained , so as to the general vicinity, and such use will not change the essential character of the area in which it was proposed. The site does backup to residential uses and zoning. The applicant will provide an indication of the hours/days of operation anticipated to insure adequate protection of the adjacent residential uses.**
- 2. The use is, or will be, served adequately by public services and facilities including, but not limited to streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities and schools.**
- 3. The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, fumes, glare, or odors.**
- 4. The site plan proposed for such use demonstrates compliance with the conditional use standards noted in each zoning district.**

**Moved by Hogness, seconded by Baker**

**5 yes, 0 no. Carried.**

D. SITE PLAN REVIEW, 8440 S. STATE ROAD, GOODRICH, MI 48438, FRED SABER, PETITIONER:PL NO. 2019-02

**MOTION: To postpone site plan review until the Village office receives proper documentation which would include a complete site plan containing all of the information required by Section 36-744, including but not limited to: the seal/signature of the professional who prepared the drawing, and details for the building design and materials, site engineering(utilities, grading, drainage), landscaping, lighting and signage, adequate sight distance and the requirement for waste receptacle/enclosure in accordance with Section 36-523.**

**Moved by Baker, seconded by Walworth**

**5 yes, 0 no. Carried.**

E. PUBLIC HEARING: CONDITIONAL USE PERMIT, 8440 S. STATE ROAD, GOODRICH, MI 48438, FRED SABER, PETITIONER:PL NO. 2019-02

Hearing opened at 8:34 p.m.

No member of the audience opposed the use.

Public Hearing closed at 8:35 p.m.

F. RECOMMENDATION TO VILLAGE COUNCIL REGARDING CONDITIONAL USE PERMIT, 8440 S. STATE ROAD, GOODRICH, MI 48438, FRED SABER, PETITIONER:PL NO. 2019-02

**MOTION: To recommend approval of the conditional use permit for Saber Commercial Kennel upon submission and approval of a complete sight plan containing all of the information required by Section 36-744, including but not limited to: the seal/signature of the professional who prepared the drawing, and details for the building design and materials, site engineering (utilities, grading, drainage), landscaping, lighting and signage, adequate sight distance and the requirement for waste receptacle/enclosure in accordance with Section 36-523. Moved by McCafferty, seconded by Baker.**

**5 yes, 0 no. Carried.**

G. LAND DIVISION APPLICATION; 10236 PARK DRIVE, ROBERT AND CAROL GARRISON, PETITIONERS; LD NO. 2019-02

**MOTION: To recommend approval to the Village Council of the land division application as submitted.**

**Moved by Walworth, seconded by Hogness**

**5 yes, 0 no. Carried.**

9. BOARD COMMENTS – None

10. ADJOURNMENT

**MOTION: To adjourn**

**Moved by Baker, seconded by Hogness**

**5 yes, 0 no. Carried.**

RESPECTFULLY SUBMITTED,

Pat Schierup, Deputy Clerk

Presented:

Approved:

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