

**VILLAGE OF GOODRICH
PLANNING COMMISSION MEETING
7338 SOUTH STATE ROAD
GOODRICH, MICHIGAN 48438
January 28, 2008**

Present: Richard Horton, Joyce Baker, Marcia Rockafellow, Adam Kline, Linda May, Administrator Sidge, Clerk Schierup, LSL Planner Robert Cramer

Absent: Stephanie Schneider, Bill Tappen, Grace Ranger

Call to order Meeting called to order by Chairman Kline at 7:00 p.m.

Approval of Agenda

Motion: To approve the agenda as presented.

Moved by Rockafellow, seconded by Baker. Carried.

Approval of Minutes

Motion: To approve the minutes of the November 26, 2007 with the addition of Linda May as present.

Moved by Rockafellow, seconded by Horton. Carried.

NEW BUSINESS

1. PUBLIC HEARING: REZONING Request from Elite Housing Group LLC for property 92-22-200-007, 8083 S. State Road, Goodrich, MI from Low Density Residential to Commercial: Central Business District. Section 36.44 of the Goodrich Code of Ordinances.

Public Hearing opened at 7:05.

Mr. Cramer gave an overview of the planner recommendations.

Public Hearing closed at 7:07.

MOTION: It is our recommendation that the rezoning request from Elite Housing Group LLC for this site be recommended for approval by the Village Council.

Motion by Kline, Seconded by Horton. Carried.

2. PUBLIC HEARING: CONDITIONAL USE APPLICATION Request form J. D. Limited Partnership. T. J. Motor sales, for property 92-15-400-003, 7285 S. State Road, Goodrich, MI to allow outdoor storage of materials, equipment and accessory uses. Sections 36-363 Conditional Uses, Sub-sections 14 and 15 of the Goodrich Code of Ordinances.

Public Hearing opened at 7:14.

Mr. Zirnhelt of T. J. Motor Sales explained his need for expansion and indicated he was not sure what new conditions needed approval.

Public Hearing closed at 7:21.

Mr. Cramer explained the extra conditional uses being asked for by T. J. Motor Sales.

MOTION: It is our recommendation that the proposed conditional uses for this site be recommended for approval by the Village Council conditioned on the following:

1. The fence could be painted and shrubs should be planted along the west edge of the fence. Evergreen shrubs at least 2 feet in height be planted every 5 feet along the portion of the front lot line that is intended for display of vehicles, from drive to drive;

2. per the language of the conditional use (3), (12), and (14), only automobiles, boat and recreational vehicles are permitted to be parked in the front or side yards;
3. smaller material and equipment, including lawn mowers, snow blowers and other miscellaneous items should be stored inside the building;
4. per language of the conditional use (14) and (15), larger equipment or vehicles are not allowed to be stored in the front or side yards and must be stored in the rear yard, behind the west main building;
5. If dumpsters are used, they are to be located on concrete pads.

MOTION: To adjourn.

Moved by Baker, seconded by May.

Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Patricia Schierup, Village Clerk

DRAFT