

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

**Present:** Richard Horton, Joyce Baker, Marcia Rockafellow, Adam Kline, Linda May, Stephanie Schneider, Bill Tappen, Grace Ranger, Dan Coldren, Administrator Sidge, Clerk Schierup, LSL Planner Robert Cramer  
Stephanie Schneider, Bill Tappen, Grace Ranger

**Absent:** None

**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 Ranger, seconded by Baker.** Carried.

**Approval of Minutes**

**Motion:** To approve the minutes of the January 28, 2007 with the addition of Linda May as present.

**Moved by Horton, seconded by Baker.** Carried.

**Correspondence** Letter received from William Kessler

**NEW BUSINESS**

**1. SITE PLAN APPLICATION:** from Randy Smith, Scotty's Fine Cars, Inc. 92-22-400-021, 8331 State Road, Goodrich, MI

Applicant explained the intent of his business. Site plan review was presented by LSL Planner, Robert Cramer.

**2. PUBLIC HEARING:** CONDITIONAL USE APPLICATION Request from Randy Smith, Scotty's Fine Cars, 92-22-400-021, 8331 State Road, Goodrich, MI 48438, Goodrich Code of Ordinances, 36 Zoning, Section 36-363 Conditional Uses, sub-sections 3 and 12.

**Public Hearing opened at 7:23.**

Comments were made by members of the audience.

Jeff Zmich, representing Goodrich Meadows - the concerns of his neighborhood were increased traffic, bright lighting and parking in the back of the building and general esthetics.

Dave Jones, the owner's other property is attractive and the advertising is discreet. He supports the use.

Mrs. Emch – did not want a used car lot near her home, would rather have another business in there, questioned the master plan and ordinances

Mrs. Fredericks – opposed to a used car lot anywhere in Goodrich, if people who live here can't sell cars at the shopping center why would we allow a used car lot

Elizabeth Francis – it will add nothing to the Village atmosphere

Mr. Emch – issue would be esthetics, if it looks classy it could be an asset, tastefully done landscaping, etc

Dan Coldren – Many businesses both bad and good have come and gone. This could be an asset.

Bill Tappan – measured the site and found there was more than enough room for the proposed use and visibility is better at this site than at the car wash site to the south. No cars will be on the side walks.

Tim Render – was concerned about the ability to expand his pizza business at that site.

**Public Hearing closed at 8:32.**

Robert Cramer - summed up the usage and explained the master plan and ordinance process and made recommendations to the commission to address the landscaping and lighting. Site plan may need revision in order to accommodate the pizza business. Applicant is required to resubmit site plan with revisions suggested by planner before it is sent to council.

**MOTION:** To approve the site plan as conditioned in the Site Plan Review from LSL, Planning, Inc. and with the revised site plan that shows these conditions submitted to the Village office for approval by the Village Administrator before being sent to Council for consideration.

**Moved by Rockafellow, seconded by Horton  
Ranger voted against, all others in favor. Carried**

**MOTION:** To recommend approval to council, with the following conditions: Sec. 36-363 to read (3) Used Automobiles, provided that no repair or refinishing shall be conducted on the lot. and (12) Outdoor sales space for exclusive sale of used automobiles. Additional evergreen shrubs be used for screening, the parking lot is restriped, signage be posted, sales space is restricted to 6 vehicles on M-15 side of lot and 1 vehicle in front of the building if parking plan is reconfigured. No parking will be permitted behind the building. Customers will be asked not to test drive in neighborhoods.

**Moved by Horton, seconded by Baker. Carried**

**MOTION:** To adjourn.

Moved by Rockafellow, seconded by Schneider. Carried

Meeting adjourned at 9:25

Respectfully Submitted,

Patricia Schierup, Village Clerk

Approved: June 23, 2008