

**VILLAGE OF GOODRICH
PLANNING COMMISSION MEETING
FEBRUARY 4, 2013
7:00 PM
MINUTES**

PRESENT: Joyce Baker, Terry Christner, Daniel Coldren, Adam Kline, Richard Horton, Stephanie Schneider, Beth Wilson, Administrator/Clerk Jakki Sidge, Deputy Clerk Traci Sasser
ABSENT: Linda May

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

Motion to approve agenda by Horton, seconded by Baker. All present in affirmative. Motion carried.

Motion to approve minutes from January 28, 2013 meeting by Christner, seconded by Wilson. All present in affirmative. Motion carried.

CORRESPONDENCE -None

NEW BUSINESS –None

OLD BUSINESS

1. Conditional Use application Terry Cadarette MBT LLC, 92-22-400-021 and 92-22-400-022 To allow an automobile vehicle showroom and outdoor sales space for the sale of used automobiles and trucks.

Motion to recommend to Council to approve the Conditional Use Application submitted by Terry Cadarette MBT, LLC on property id 92-22-400-021 and 92-22-400-022 with the following conditions

1. This approval grants the applicant ability to occupy the existing building with up to 4 tenants as listed in LSL's site plan review report. Re-location of tenants from one unit to another is allowed provided no changes are made that alters the unit sizes noted. Other changes to the uses shall require additional Village review.

2. Aspects of the site, such as drainage, have not been engineered or approved, so the applicant must address any future issues that arise.

3. Signage on the site must be brought into compliance with the Zoning Ordinance, and shall remain in compliance.

4. Parking spaces 5 through 8 as shown on the site plan, do not meet the dimensional requirements, are not considered legal parking spaces and were not counted toward the parking calculations. Employee parking at the rear of the site is not needed to meet the parking requirement and shall be removed from the site plan.

5. Current and future vehicle dealerships shall be informed that use of Rhodes Road is prohibited as it is a private road, and use of neighborhood streets in the Valley Creek Subdivision is highly discouraged and traffic violations will be strictly enforced.
6. Plowed snow shall be stockpiled on the private property, and may not be stored in any road easement or right-of-way, especially at the north end of the site where it will restrict views.
7. The applicant shall be allowed to display up to 10 passenger trucks or automobiles with bumper blocks located in front of each parking spot on M-15. No commercial vehicles, boats, recreational vehicles, or other items may be displayed outside without additional Village review and approval.
 - a. The display area shall be limited to the northern, gravel portion of the parking area.
 - b. Vehicles parked for display may not be located within the clear vision zone as described in Section 36-643 of the zoning ordinance. The clear vision zone extends a distance of 25 feet along both property from the northern point of the site. The Village may require a larger clear vision zone if needed due to the unique angle that Rhodes Road creates at M-15.
 - c. Paved parking areas may not be used for vehicle display.
8. Prior to any final approval letters issued by the Village, the following must be completed:
 - a. The applicant shall submit evidence to the Village that one of the following has been implemented:
 - 1) shared parking and access agreements will be executed, OR
 - 2) the two parcels in question will be combined into one, OR
 - 3) a restriction on the property will be recorded with the Genesee County Register of Deeds that indicates the parcels cannot be sold separately without Village approval.
 - b. All required application, review and permit fees have been paid by the applicant.
 - c. A revised site plan must be submitted by the applicant that shows compliance with the conditions of approval.
9. To ensure compliance with the following site plan requirements, the Village may require the applicant to either a) submit a letter of credit, bond or other financial guarantee approved by the Village Attorney in an amount necessary to cover the requirement improvements; or b) grant the temporary conditional use permit with the requirement that the applicant re-appear before the Council at the May 2013 meeting) to report on the progress and be completed by August 31, 2013 or face revocation of the permit:

a. The existing crushed asphalt must be removed from all areas of the site that fall within the road right-of-way, and grass shall be re-established. The crushed asphalt in the vehicle display area may remain, provided it is maintained free of weeds.

1. The applicant must either combine the property or execute shared access and parking agreements to ensure the two parcels under review will not be sold separately without additional Village approval.

c. Five additional six foot pine trees must be planted in the rear greenbelt with three located between the existing two trees and one tree and the other two be placed south of the existing lone tree.

d. The existing dumpster must be properly maintained and screened from view of the residential neighborhood with a privacy fence.

by Horton, seconded by Coldren. Baker Yes, Christner Yes, Coldren Yes, Horton Yes, Schneider Yes, Wilson No, Kline Yes. Motion carried.

2. Site Plan Review 8331 and 8341 S State Road, Terry Cadarette/MBT, LLC 92-22-400-021 and 92-22-400-022 Used Car / Truck Dealership

Motion to approve the Site Plan Application 8331 and 8341 S State Road, 92-22-400-021 and 92-22-400-022 and have Mr. Cadarette submit an updated site plan to the Village Administrator no later than 2:00 pm on Thursday, February 7, 2013 to reflect all conditions listed above which will be presented to the Council at the Council meeting on Monday, February 11, 2013 by Kline, seconded by Horton. Baker Yes, Christner Yes, Coldren Yes, Horton Yes, Schneider Yes, Wilson No, Kline Yes. Motion carried.

Motion to adjourn the meeting by Horton, seconded by Christner. All present in the affirmative. Motion carried.

Meeting adjourned at 8:23 p.m.

Respectfully Submitted,

Traci Sasser, Deputy Clerk
Village of Goodrich