

Planning Commission  
November 14, 2024, 6:00 pm  
23480 Sumpter Road, Belleville, MI 48111  
Minutes

Chairperson Stalmack opened the meeting with the Pledge of Allegiance.

Present: Stalmack, Oddy, Honey, Warren, Pokerwinski, and Planner J. Pezzotti. Excused was Watson, and Armstrong. Also shown present were Township Manager A. Burdick, Clerk's Office Staff S. Herman, and Deputy Clerk K. Armatis. 7 attendees were also present.

**3. Minutes:**

A. Motion by Oddy, seconded by Pokerwinski, to approve the planning commission meeting minutes of August 15<sup>th</sup>, 2024. Yay: All. Nay: None. Motion carried.

**4. New Business:**

A. Public Hearing: Text amendment: Remove section 4.6.2y that regulates slaughterhouses as special land use in the (AG) Agricultural Zoning District.

Motion by Oddy, seconded by Pokerwinski, to open the public hearing for Text amendment. Motion Carried. Remove section 4.6.2y that regulates slaughterhouses as special land use in the (AG) Agricultural Zoning District. Motion carried. The Planner explained the text amendment there were no questions.

Motion by Oddy supported by Honey to close the public hearing. Motion Carried.

Motion by Oddy supported by Pokerwinski to recommended approval to the Board for final approval. Motion Carried.

B. Public Hearing: Text amendment: to Section 6.4, Regulation of Animals.

Motion by Oddy, seconded by Honey, to open the public hearing for Text amendment: to Section 6.4, Regulation of Animals. Motion Carried. Planner Pezzotti explained text amendment. 1 attendee spoke. Oddy is seeking clarification in text amendment to include language that specifies the number of each animal allowed per acre.

Motion by Oddy, Supported by Honey to close the public hearing. Motion carried.

Motion by Oddy supported by Pokerwinski to TABLE this item until language clarification is provided by planner. Motion Carried.

C. Public Hearing: Text amendments to section 3.3 Special Land Uses.

Motion by Oddy, seconded by Honey to open the public hearing for Text amendments Motion Carried. Amendment to section 3.3 Special Land Uses. Planner Pezzotti explained text amendment. No public comment.

Motion by Oddy, Supported by Honey to close the public hearing. Motion carried.

Motion by Oddy supported by Honey to recommend approval to the Board for final approval. Motion Carried.

D. Consider approval of a business storing hazardous materials.

DISCUSSION: Applicant Ken Meyers at 19700 Karr Rd was present. Applicant Myers explained he owns a small business that primarily remodels bathtubs. Applicant advised he has six employees however, no business is conducted on the property. The employees go to the Karr Rd address approximately one to two times a week to collect supplies otherwise, they leave directly from their personal homes to the job site. Oddy asked where the applicant disposes of waste. The applicant advised that there is hardly any waste because it is continuously being used for jobs. If there were to be any waste applicant stated it is taken to the proper facility in accordance with the EPA. The applicant advised he stores up to 100 gallons of paint at most on the property, however, on average uses 50-75 gallons of paint. Oddy further asked if any signage is or will be placed on the property. Applicant Myer stated no signage is currently on the property. However, he wants to put up signage on his building for marketing purposes, to take photos for social media, website, etc. Commissioner Oddy advised the applicant to refer to the signage ordinance when he plans to install signage to ensure compliance. Fire Chief Brown recommended a lock box be installed.

Motion by Oddy, supported by Honey to approve of the business storing hazardous materials. Yay: All in favor Nay: None. Motion Carried.

E. Consider a site plan amendment to 51356 Willis Rd.

Chair Stalmack opened the discussion to consider a site plan amendment to 51356 Willis Rd. Applicant Jay C. "Chad" Brendtke was present. Applicant Chad spoke regarding the 6 vehicles parking on the east side of the lot in the "grassy" area and having lawn mowers for sale on the property. Applicant provided Planning Commission with a hand drawn sketch of the property that Chad drew. A discussion was held between the Commission

and applicant. Planner Pezzotti recommended several options to the Commission which are as follows:

1. Approve
2. Deny
3. Approve with condition to reduce requested number of displayed cars to be administratively reviewed.
4. Table until the next Planning commission meeting on February 13<sup>th</sup>, 2025, and the applicant would need to provide a clear dimensional site plan, or if he wanted a meeting sooner, he could pay.

Motion by Oddy supported by Pokerwinski to table this item until the next meeting on February 13<sup>th</sup>, 2025, and the applicant would need to provide clear dimensional site plan. Motion Carried.

**Open Floor:** 1 attendee spoke.

**7. Adjournment:** Motion by Oddy, seconded by Pokerwinski, to adjourn at 7:30 p.m. Yay: All in favor. Nay: None. Motion carried.

Minutes submitted by:  
S.Herman Clerk's Office Staff, Sumpter Township