

Hadley Township Planning Commission

4293 Pratt Rd

P O Box 227

Hadley MI 48440

November 21, 2017

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

The Pledge of Allegiance was recited.

Roll call of members present: David Hinton, Glenn Walton, Al Keahl, Ron Shoemaker, Kim Hill, Elwyn Brandt and Robert Hartwig.

There were 5 members of the public present.

Approval of Agenda:

Commissioner Walton moved to accept the agenda as presented, second by Commissioner Hartwig. Motion carried.

Public Hearing:

Hadley Township Planning Commission

4293 Pratt Rd,
PO Box 227
Hadley, MI. 48440
March 28, 2017

The Hadley Township Planning Commission will act on one appeal request as advertised in The LA View dated November 2, 2017

#17-03

THE HADLEY TOWNSHIP PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON THE 21ST DAY OF NOVEMBER 2017, BEGINNING AT 7:00 P.M., AT THE HADLEY TOWNSHIP OFFICE BUILDING LOCATED AT 4293 PRATT RD, HADLEY MI, 48440.

THE PURPOSE OF THE PUBLIC HEARING WILL BE TO CONSIDER THE SPECIAL LAND USE APPLICATION BY DOUG CLAYTON FOR PERMISSION TO OPERATE "CLASSIC WOODWORKS" A CUSTOM WOOD WORKING SHOP TO BE LOCATED AT 3710 SOUTH HADLEY ROAD; TAX PARCEL ID # 44-010-009-027-00. THE SUBJECT PROPERTY IS ZONED C-1 (COMMERCIAL) AND AR (AGRICULTURAL/RESIDENTIAL).

ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING TO ASK QUESTIONS OR TO MAKE COMMENTS AS TO THE APPLICATION. WRITTEN COMMENTS MAY BE SUBMITTED TO THE HADLEY TOWNSHIP CLERK AT P.O. BOX 227, HADLEY MI, 48440 AT ANY TIME PRIOR TO THE PUBLIC HEARING.

Chairman Shoemaker gave an overview on how the hearing will proceed. He read the public notice for Petitioner Clayton's hearing, opened the public hearing, and asked the petitioner to explain to the Planning Commission his reason for the application.

Doug Clayton, 4230 Blood Rd., Metamora: The Company consists of my wife Laura, my son Luke and myself. We did site work for a number of years. We then started a shop in our home in Metamora. After the recession, we became the "anything made out of wood" guys. We currently lease an industrial space in Oxford. There are not a lot of spaces that will fit our need. We looked into the Hadley stairs place and Taylor Transmission regarding buying those buildings, but they didn't work out. We looked at outlying areas, but the problems are utilities mainly, no three phase power which I need, no natural gas which is nice. My father invested in the property while we are waiting for financing to come through, and this board meeting. Our home is close by and so is family. We like the community. We have friends here. We work primarily on residential stuff. It could be anything from repairing furniture to installing a railing. We don't do new construction anymore. I'm not saying I wouldn't, but we're focused on doing work in the shop. We do restoration wood turning and bookcases. There's really nothing we don't do. We are wood workers. We don't do kitchen cabinets, but if you need a custom piece for a kitchen, we can do it. We do almost no commercial work. We also offer shop services. If a local person needs material to be sanded, cut, or planed because they don't have the equipment, we can do it for them. The types of equipment we have are: jointers, planers, molders, shapers. We are not a retailer, but if someone needs a board, we can sell them one. We have also been trying to start a home décor, gift line going. It has been our desire to try to have our residence on the same property as our shop. Right now we are in about a 40 by 80, and we have 600 feet of office space. We are operating in about 2600 of shop. We hope to go to about 4000 feet.

Chairman Shoemaker: Do we have any residents that would like to make a comment or question?

Ernie Monroe, 4318 Brocker Rd: I walked the property with the Claytons to see what they had in mind. My opinion is that it fits in the community.

Chairman Shoemaker: We haven't received any written correspondence have we?

Deputy Clerk Ivory: No.

Hearing no further questions or comments, Chairman Shoemaker closed the public hearing.

Commissioner Hartwig: The proposed building would be in front of the dairy barn, to the south, but in front?

Doug Clayton: If you walk the property it drops off slightly, we're trying to get as close to the road as possible without a whole lot of land massaging.

Commissioner Hartwig: There was a little shed out front. Is that where?

Doug Clayton: Further south.

Commissioner Hartwig: That drops off.

Chairman Shoemaker: I was out Sunday and looking at diagram, I thought it sloped down to the creek, but once you get down level with the dairy barn, there's a large flat area.

Doug Clayton: It's sort of a pasture area. Where they used to milk the cattle, the walk out basement if you will, is all pretty level.

Chairman Shoemaker: Pretty big too.

Commissioner Hartwig: Are you going to level the existing house?

Doug Clayton: We haven't decided for sure. It's likely. Whatever can be a problem is a problem.

Commissioner Hartwig: Do you plan on putting the business in before you live there?

Doug Clayton: That was the original plan, but we have a verbal agreement with a lending institution. What their proposal is if we build the new home, we build them simultaneously under one construction loan. It looks like that's the way it will happen. Everything hinges on the shop. If I can't do the shop, nothing else happens.

Commissioner Hartwig: Would that be a condition?

Chairman Shoemaker: This is a unique parcel because the front part is commercial, and this fits really well. Unlike a machine shop, this is for you and I not for General Motors or some big corporation. This is a mixed use parcel. It's half C-1, half A-R. Rather than rezoning it, this works because it is a home occupation. It is allowed in the A-R.

Commissioner Hartwig: Were there letters sent out? I'm a neighbor and didn't get one.

Chairman Shoemaker: Yes.

Deputy Clerk Ivory: Everyone within 300 feet. I sent you one. You were on my list.

Chairman Shoemaker: Zoning Ordinance 18.47, Uses Similar to Principal Permitted Uses states, "In all zoning districts, the Planning Commission may permit uses which are similar to the principal permitted uses, as special land uses, subject to findings of fact based upon the general standards of this Article and the following special standards:

- A. The use shall be consistent with the intent of the district and shall not change the basic uses allowed in the district.
- B. The uses shall be found to be compatible with the principal permitted uses allowed in the district.
- C. The use shall cause no more traffic than other principal permitted uses in the district.
- D. The use shall not require buildings, structures, or equipment that would be incompatible with the principal permitted uses allowed in the district.
- E. the Planning Commission may place such reasonable conditions on the use as it finds necessary to ensure compatibility with the principal permitted uses allowed in the district, subject to the standards of this Article."

Even though it doesn't say it would allow a woodworking business, it gives us leeway if this is similar to permitted uses.

Commissioner Hartwig: What is your ceiling height of the pole barn?

Doug Clayton: Fourteen feet. We're getting an estimate at 16 feet, but that would be the maximum. We might go 16 feet for dust collection pipe if not too expensive.

Commissioner Hartwig: How would you heat it?

Doug Clayton: Radiant tube. We're looking into a boiler system in the floor, but that may be cost prohibitive.

Commissioner Hartwig: I have that in my 40 by 40 shop, and I love it.

Commissioner Walton: Do most of your customers pick up your products, or do you deliver?

Doug Clayton: We deliver normally, but we do both, or ship.

Commissioner Brandt: Is the old dairy barn coming down?

Doug Clayton: I love old barns, but it is hurting. It's leaning and shifted enough that it has pulled some of the diagonals away, but I'm going to have an expert fix a number to it.

Laura Clayton, 4230 Blood Rd.: We're considering a Go-Fund me page to "Save the Hadley Barn" (laughter).

Doug Clayton: Our first thought was to put the shop in there, but... There's a shed in the northwest corner. There's no floor. The idea with the old barn was for lumber storage.

Commissioner Hartwig: You don't kiln dry anything?

Doug Clayton: No. We buy locally from Nelson's. He's dried for me before.

Commissioner Hartwig: Will this Special Land Use go with the property?

Chairman Shoemaker: Yes it does, but we could make conditions on it like the business has to be run by the owner of the property.

Commissioner Hartwig: So he could sell it to another family?

Chairman Shoemaker: If the conditions are met by the new owners, the Special Land Use goes with it. This is not granted to the Claytons, it is being granted for the property.

Luke Clayton, 4230 Blood Rd., Metamora: So I could own the business, if they are still living at the property, being I'm their son.

Commissioner Hartwig: It would stay with you, as long as you do the same thing.

Commissioner Walton: They couldn't split it up and sell five acres with the business?

Chairman Shoemaker: Not without approval.

Luke Clayton: its ten acres, but I don't think we have the frontage to split it. It narrows in the front.

Chairman Shoemaker: Just because we grant them Special Land Use approval to operate the business, that doesn't alleviate them from following all the other zoning provisions. Looking at the parking spots, currently it's set up for 5 spaces. The parking area will be fifty by fifty. It looks like under the classifications you fall under the, "Furniture, appliances, and household equipment repair shops; showroom of a plumber, decorator, electrician or similar trade; clothing and shoe repair; laundry, hardware stores, wholesale stores and machinery sales". The required number of spaces is one space for two employees for every 600 feet of usable floor area.

Doug Clayton: I don't think I went under that classification. I think I went under another one. Was there another industrial one?

Chairman Shoemaker: There is Industrial Establishments, "One per employee computed on the basis of the greatest number of persons employed at any one period during the day."

Doug Clayton: That was what I was basing it off of.

Chairman Shoemaker: You're going to have a little retail trade. As far as material unloading, how will you load and unload material?

Doug Clayton: We have a fork truck.

Chairman Shoemaker: As far as your parking area, what is you plan to use for the base?

Doug Clayton: Compacted gravel.

Chairman Shoemaker: No requirement for hard surface, so that will be fine. Driveway will be the same I imagine?

Doug Clayton: Yes.

Chairman Shoemaker: Everyone should have drawings of proposed building with the parking area, and a picture of the elevation of the pole building, and the sign. Mr. Clayton before creating the sign did you take a look at the sign ordinance?

Doug Clayton: Yes.

Chairman Shoemaker: That makes it easier. It's 86" tall so you're under the height requirement. Thirty-two square feet in sign area, you're well within that because your total sign is less than that.

Commissioner Hartwig: Septic?

Doug Clayton: The Health Department won't let me do a common septic. They allow a common well, but the septic have to be separate. Someone said there are flowing wells over there.

Commissioner Hartwig: Mine is. I don't know what your height is, I sit lower than you. Mine comes up to the bottom windows of the house.

Doug Clayton: There's no working well now. There was a two inch. It was outside the house and then someone put an addition, now it's in the crawl. The previous owner said someone tried to get water out of there and...

Chairman Shoemaker: What will be your hours of operation?

Doug Clayton: We generally start running machines at 8 o'clock. We don't have a closing time, but it would be about 5:30. I don't want to say I'm never there past that, but with each passing year my hours shorten up. (laughter)

Chairman Shoemaker: What days are you typically open?

Doug Clayton: Monday through Friday. I'm generally there on Saturdays, but I don't make appointments. It's my catch up day for office work, so I would say Monday through Saturday.

Chairman Shoemaker: Regarding noise, what do you get?

Doug Clayton: We don't have a decimeter. We're around it every day so we wear hearing protection, but we're not a production facility so we'll turn something on for ten minutes and we shut it off. If you were standing at the planer, while it was running you could not hold a conversation, but outside of the shop, but there will be no issue.

Laura Clayton: Or I'm on the other side of the door, talking on the phone in the office.

Doug Clayton: The planer is the loudest one. We have a straight knife style, there's a different head that's half as loud, but it's four times more expensive. It's a tradeoff.

Chairman Shoemaker: I'm assuming since you are going to heat it, it will be insulated.

Doug Clayton: It will be insulated with spray foam and then sheath it with something.

Chairman Shoemaker: That will cut down right there. You are away from the property line and neighbors are not all that close.

Doug Clayton: We would like to air condition it too to cut down on humidity because wood moves. We will then be keeping the doors and windows closed.

Chairman Shoemaker: What will you do with scraps?

Doug Clayton: We chop up and put it in the dumpster. The dust, provided no walnut, we give it away to whoever has cows and pigs that wants it.

Chairman Shoemaker: When you carry this material, where do you typically store it?

Doug Clayton: Right now at the front of building or in rear, or outside rear of the building. We bag it.

Chairman Shoemaker: You plan on having a dumpster and our zoning ordinance requests you to screen it from view. It doesn't have to be a brick wall.

Doug Clayton: Whatever the requirements are... We have the smallest, a two yard dumpster. We don't generate a lot. Laura and I have a wood burner so we use scrap for kindling.

Chairman Shoemaker: Regarding any conditions, what are anyone's thoughts on that? I would suggest any expansion of building would require additional land use approval.

Commissioner Walton: Do we see hours of operation being an issue?

Chairman Shoemaker: We could put something about hours of operation.

Commissioner Hartwig: We all have projects though and it's so far off the road.

Doug Clayton: In all honesty, I have over promised and been in the shop until three in the morning.

Commissioner Hartwig: Who are you going to keep awake, the fire department? There's no one there. That's your advantage.

Chairman Shoemaker: I was thinking about putting something about noise, but that's already handling in the noise ordinance.

Doug Clayton: That was another reason for maintain the dairy barn was to shield the noise.

*Motion by Brandt, second by Walton to approve a Special Land Use permit by Doug Clayton to operate Classic Woodworks, a custom woodworking shop at 3710 South Hadley Road subject to the following conditions:

1. Expansion beyond the proposed 50' by 80' building would require additional special land use approval.

Roll call vote: Hinton: aye, Walton: aye, Keahl: aye, Shoemaker: aye, Hill: aye, Brandt: aye, Hartwig: aye; Motion Carried.

Approval of Minutes:

Commissioner Walton moved to accept the minutes of the October meeting as corrected, second by Chairman Hinton. Motion carried.

Old Business:

Discussion will be moved to next month on our current topics.

New Business:

- 1.) ZBA Report – No report.
- 2.) Township Board Report – A report from Animal Control regarding the donkeys was placed in everyone's packet. There has been progress made on the upkeep of the property.
- 3.) Sewer Study update – Rowe is done with the study. Next meeting they will have more information on what is needed and cost projections.
- 4.) Correspondence – None.

Public Time:
None

Commissioner Comments:

Commissioner Walton confirmed that the next meeting will be December 19th @ 7:00 p.m.

Chairman Shoemaker mentioned that the church parking lot looks very nice. He also mentioned that the mill is looking very good.

Commissioner Hill noted that the car lot at the 4 corners in town is empty. It appears that the dealer has closed shop.

Commissioner Hartwig discussed a property on Brigham Road.

Adjourn

Meeting was adjourned at 8:33 p.m.

Respectfully submitted,

Kimberly S Hill