

Hadley Township Planning Commission

4293 Pratt Rd

P O Box 227

Hadley MI 48440

July 18, 2023

Meeting was called to order by Secretary Hill at 7:00 p.m.

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

Members excused: Ron Shoemaker, Scott Martin

There are ten members of the public present.

Approval of Agenda: Motion to approve the agenda by Commissioner Walton, second by Commissioner Hartwig. Motion carried.

Approval of Minutes: Motion to approve the minutes of the June 20, 2023, Regular Meeting as presented by Commissioner Brandt, second by Commissioner Hinton. Motion carried.

The Hadley Township Planning Commission will act on one appeal request as advertised in The LA View dated June 30, 2023.

#23-01

THE HADLEY TOWNSHIP PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON THE 18TH DAY OF JULY 2023, 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 APPLICATION BY JASON AND AMBER MELANCON FOR PERMISSION TO OPERATE AND MAINTAIN "DON'S LIL JOHNS", A PORTABLE RESTROOM RENTAL BUSINESS, AT 4333 PRATT ROAD, METAMORA, MI, 48455; TAX PARCEL ID # 44-010-010-020-00. THE SUBJECT PROPERTY IS ZONED C-1 (COMMERCIAL).

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.

Secretary Hill read the public notice for Petitioner Melancon's hearing, and opened the public hearing.

Approved by Planning Commission
August 15, 2023

Petitioner Jason Melancon, 4333 Pratt Rd., began by apologizing for not filing for special land use approval as he was not aware he needed to do so.

Petitioner Amber Melancon, 4333 Pratt Rd., explained that the property will be used for the storage and rental of their portable restrooms, for storage of trucks and trailer, and the office is used by their daughter for the business. There is no dumping ever. It all stays in the trucks and goes to Pontiac to the dump station there.

Petitioner Jason Melancon said that the state keeps close track of every permit so they have to account for every gallon that goes through the waste water treatment center. The only outside activity done on the property is power washing the outside of the units, trucks, and trailers. No waste is ever pumped from the units on the property. That is done on site, no waste can be transported in an open container. Trucks have to be inspected for leakage every year by the state. If there is any rust on the tank you are flagged. He keeps newer trucks so they never have an issue.

Commissioner Hartwig asked about the RVs on the property and if there is a storage business going on there. Petitioner Melancon said they were his, but he plans on selling them and it is not a storage facility.

Commissioner Walton asked the petitioner how many units they had and they answered about a thousand. Most are not stored because they are in service.

Commissioner Brandt commented that the property looked nice and the petitioners thanked him and said they've been working really hard on that. Petitioner Jason Melancon said cleaning up the property was one of their priorities when they purchased it along with putting up netting on the fence to enclose their portable toilets. He wants to be courteous to his neighbors.

Commissioner Hartwig asked if the previous owner of Don's Lil Johns was a relative, Petitioner Jason Melancon answered no he wasn't, but he is like family now and works for them.

Jim Stone, 4353 Pratt Rd. said he is their neighbor and is very happy with them. He doesn't smell anything.

Mike Ivory, 4924 Stewart, asked if they planned on cleaning up all the stuff along the creek. Petitioner Jason Melancon said they had cleaned out 80 cubic yards so far and this fall they will be back to hauling out more, but it'll probably take a year to clear out all of the junk.

Mike Ivory then asked when they power wash the outside of their units and trucks where the runoff goes. Petitioner Jason Melancon answered it goes into the parking lot. He said they don't use high volumes of water maybe 5-10 gallons.

Commissioner Hartwig said they inherited a lot of junk and Petitioner Jason Melancon said it was supposed to be cleaned out by the previous owner in a year, but that has passed. Petitioner Amber Melancon said he did take a lot out, but there are years' worth to clean up. Commissioner Hartwig said some of that stuff might have been there even before the previous owners purchased it.

Hearing no further comments or questions, Secretary Hill declared the public hearing closed.

*Motion by Hartwig second by Brandt to approve the special land use application by Jason and Amber Melancon to operate "Don's Lil Johns", a portable restroom rental business located at 4333 Pratt Road; tax parcel ID# 44-010-010-020-00.

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1. Must obtain all necessary permits and approvals from the Construction Code Authority.

Statements of finding/conclusions and Basis for Decision

1. There is no evidence of any negative impact on the public health, safety and welfare.
2. The business on the subject property is of such location, size and character that it results in harmony with all applicable C-1 (Commercial) zoning district regulations.
3. The location, size and character of the business is in harmony with the appropriate and orderly development of the surrounding neighborhood.
4. The business relates harmoniously with the physical use of the land in a socially and economically desirable manner.
5. There is no evidence that the business violates any other local, State, or Federal requirements.

Roll Call Vote: Hinton: aye, Walton: aye, Hill: aye, Brandt: aye; Hartwig: aye, Motion Carried.

Old Business:

- 1) Zoning Ordinance Update - Postponed.
- 2) Hadley Township Five Year Parks and Recreation Plan
 - i. Status Update – no update
- 3) Dollar General
 - i. Status Update – variance application received. ZBA meeting set for August 16, 2023, at 6:30 pm.

New Business:

- 1) ZBA Report – no meeting
- 2) Township Board – Road Commission postponed Pratt Road repair and discussion of speed limits.
- 3) Correspondence – none

Public Time:

Jim Stone reported a broken bench near his antique store on Pratt Road.

Commissioner Comments:

None

REMINDER: The next meeting of the Planning Committee will be on August 15, 2023, at 7:00 pm at the Township Offices.

Adjourn:

Commissioner Hartwig moved to adjourn the meeting, Commissioner Brandt second.
Motion carried. Meeting adjourned at 7:31 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "K. Hill", written in a cursive style.

Kimberly S Hill