

Hadley Township Planning Commission

4293 Pratt Rd

P O Box 227

Hadley MI 48440

September 19, 2023

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

Roll call of members present: David Hinton, Scott Martin, Glenn Walton, Ron Shoemaker, Kim Hill, Elwyn Brandt and Robert Hartwig. There were 3 members of the public present.

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

Approval of Minutes: Motion to approve the minutes of the August 15, 2023, Regular Meeting as presented by Commissioner Hartwig, second by Commissioner Hinton. Motion carried.

Old Business:

1) Zoning Ordinance Update – Lauren anticipates that she will have our rough draft done two weeks prior to our scheduled review so that we can be prepared to discuss the changes. Chairman Shoemaker discussed some questions that have come up since our last meeting with Lauren. One question was regarding agritourism. We would like to revise the requirement that it must be on a paved road. We would also like to make a change regarding year-round agritourism. There was another question regarding the requirement that an event barn must be located on 10 acres and be on a paved road. Chairman Shoemaker will get these questions to Lauren to be included in the review,

2) Hadley Township Five Year Parks and Recreation Plan - Status Update – this has been adopted by the Township Board but must be sent to the Department

of Natural Resources and the Lapeer County Commissioners for review as well. We are working on this.

3) Dollar General – the construction is moving along. The façade is looking good. The sign on the front is 28 square feet. They will have a pylon sign at 32.16 square feet. It is not a post sign but a ground sign. The ZBA had approved a variance for these signs. This circumstance brought an outdated ordinance to light that we need to review.

New Business:

- 1) ZBA Report – no current requests.
- 2) Township Board – approved private road assessments, next board meeting will be moved to Thursday, October 12th due to an election.
- 3) Correspondence – none.

Public Time:

None.

Commissioner Comments:

Chairman Shoemaker discussed a meeting that he and Supervisor Monroe had with resident Jason Harrison regarding the acquisition of his new property located at 3699 Hadley Rd. Jason would like to operate the barn for a business purpose. Supervisor Monroe and Chairman Shoemaker discussed the different ordinance requirements that would need to be met and Mr. Harrison agreed to investigate his options.

Chairman Shoemaker also mentioned that there is a new business going into the old gas station on the northeast side of the four corners. It is new to that location, but it is H & H Metal Fabricating that has been operating in town in Jim Hebb's business for a while. They will come in for a site plan review soon.

Commissioner Walton asked for a status update on Lou's Auto, and it was reported that construction has begun on the new building. Congratulations to the Berard family!

Commissioner Hill mentioned that the recent events in town, Pork and Plaid, sponsored by the Hadley Historical Society, was well attended. Le Fleur Décor did well at their annual Harvest Festival as well.

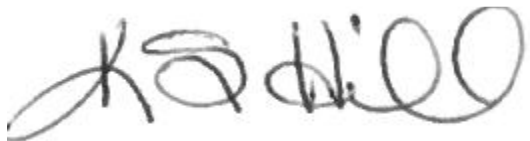
There was some discussion regarding the new store, "This and That" also.

REMINDER: The next meeting of the Planning Committee will be on October 17, 2023, at 7:00 pm at the Township Offices.

Adjourn:

Commissioner Hartwig moved to adjourn the meeting, Commissioner Walton second. Motion carried. Meeting adjourned at 7:55 pm.

Respectfully submitted,

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

Kimberly S Hill