

Hadley Township Planning Commission

4293 Pratt Rd

P O Box 227

Hadley MI 48440

November 21, 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 8 members of the public present.

Approval of Agenda: Commissioner Hinton noted that Under Item VII, number 3 it should read 2024. He motioned to approve the agenda as corrected, second by Commissioner Walton. Motion carried.

The Hadley Township Planning Commission will act on one appeal request as advertised in The LA View dated October 16, 2023.

#23-02

THE HADLEY TOWNSHIP PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON THE 21ST DAY OF NOVEMBER 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 ELAINE COPEMAN FOR PERMISSION TO CREATE AND OCCUPY A LIVING QUARTERS FOR BUSINESS PROPRIETARY IN ACCORDANCE WITH SECTION 18.27 OF THE HADLEY TOWNSHIP ZONING ORDINANCE FOR A GIFT SHOP/ART STUDIO BUSINESS LOCATED AT 3654 HADLEY RD, HADLEY MICHIGAN 48440; TAX PARCEL ID # 44-010-108-009-00. THE SUBJECT PROPERTY IS ZONED C-1 (COMMERCIAL) AND R-1SINGLE FAMILY 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 read the public notice for Petitioner Copeman's hearing and opened the public hearing.

Petitioner Elaine Copeman, 3654 Hadley Rd., began by explaining the purpose of the request. The barn they are renovating has been in front of her parent's home for many years. She is opening the bottom part of the

Approved by Planning Commission
December 19, 2023

barn as a small gift barn/art studio. The upper part of the barn will be a small office and living quarters. Her folks are getting older and as there is no room in the house for her, she is looking to be able to have living space in the barn. The renovation of the barn into the gift shop/art barn was previously approved by the Planning Commission at an earlier date.

Chairman Shoemaker asked for any resident comments, questions, or issues from the audience.

Jason Harrison, 3699 Hadley Rd., stated that he is a big fan of the proposal and doesn't see any reason why the government should get involved with someone wanting to move back home and help with their folks. He also said he thinks that our local government should encourage this as well.

Public comment portion was closed, and Chairman Shoemaker noted that there were no letters or other notices received.

Chairman Shoemaker then opened the comments for the Planning Commissioners questions and comments. He mentioned that all Commissioners should have a copy of the Public Hearing Packet in their possession. They were placed in their mailboxes prior to the meeting. It contains a copy of the public notice and plans showing how the barn is split up.

Commissioner Martin asked about the location of the septic field and if it was new. Chairman Shoemaker answered those questions and said that information was in our previous approval of the site plan.

Commissioner Brandt asked if the Fire Department had been to the location and approved the site. He was concerned that there was an exit from the second floor. There is a door to the deck, and they would be able to get out that way in case a fire blocked their ground floor exit.

Hearing no further comments or questions, Chairman Shoemaker asked for a motion.

Commissioner Hartwig moved to approve the request to approve the special land use application by Elaine Copeman permission to create and occupy a living quarter for business proprietor in accordance with Section 18.27 of the Hadley Township Zoning Ordinance for a gift shop/art studio business located at 3654 Hadley Road, Hadley, MI 48440; tax parcel ID # 44-010-108-009-00. Commissioner Brandt second. Roll call vote Hinton – yes; Martin – yes; Walton – yes; Shoemaker – yes; Hill – yes; Brandt – yes; Hartwig - yes.

When the following conditions are met:

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.

Approved by Planning Commission
December 19, 2023

Approval of Minutes: Commissioner Hinton motioned to approve the minutes of the October 17, 2023, Regular Meeting as presented, second by Commissioner Martin. Motion carried.

Old Business:

- 1) Zoning Ordinance Update – Chairman Shoemaker notified the Commissioners that he had read through all the updates that had been sent and he has gone through and made notes of everything he saw that still needed updating. As our representative at Rowe had been unable to make the meeting, he will notify him of our corrections and see if we can get an updated version for our next meeting.
- 2) Dollar General – Chairman Shoemaker has verified that the Construction Code Authority did issue and occupancy permit to the Dollar General and they are open for business. This will be moved off our agenda.
- 3) 2024 Project ideas – The 1st Quarter of 2024 will probably be taken up by finishing our Zoning Ordinance Updates. Commissioner Hill suggested we do a review of our special land uses and Chairman Shoemaker suggested we do a sign inventory as we have not done one in a few years. There was a discussion on the recent move by the State to remove the townships authority over Solar and Wind ordinances so we will want to review ours to keep it in alignment with the State.

New Business:

- 1) ZBA Report – no current requests.
- 2) Township Board – On December 1st the winter property tax notices will be sent out. There was a resident concerned about the lighting in the Township Parking Lot – it is very dim. This will be looked at. November 30th the Courthouse Gala will be held to raise funds to update the Historical Courthouse in downtown Lapeer.
- 3) Correspondence – none. Chairman Shoemaker mentioned he has been in contact with the Wade Trim company where our former Rowe representative Caitlyn Habben works. He is looking into having them work with us in the future.

Public Time:

Kent Copeman suggested we investigate having a reflective sign placed at the entrance to the Township parking lot – it is very dark at the road and a sign would help others locate the location. Ralph mentioned that he just found out that the Dollar General is not hooked into the power grid and is operating off a generator. Connie Reynolds asked if Pratt Road will be done next year. She also inquired if work will be done on Hasler Lake Road. Don Hill asked if anyone knew why the old Shell Station is covered by a tarp.

Commissioner Comments:

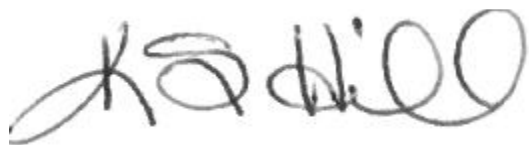
Commissioner Walton mentioned that the Road Commission's tree trimming is going well. Commissioner Brandt asked who might be planning to step forward to the Chairman's position when our current chairman steps down. We will discuss this further at our next meeting. Chairman Shoemaker said that the welding company that is going in at the Four Corners is not open yet and they do plan to come before the Planning Commission to submit a site plan before they open. He also wishes everyone a Happy Thanksgiving.

REMINDER: The next meeting of the Planning Committee will be on December 19, 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 7:51 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kimberly S Hill', written in a cursive style.

Kimberly S Hill