

CALL TO ORDER

The regular June 26, 2013 meeting of the Buchanan Township Planning Commission was called to order by Chairman Stephanie Wagner-Hemminger at 7:10 pm.

Members Present: Stephanie Wagner-Hemminger (Chair), Tim Gray (Vice), Janet Dehring, Kim Scarpone, Dennis Wentworth, John Pitz, and Eric Hageman.

Members Absent: None.

Others Present: Planner Jay Kilpatrick of Williams and Works; Keith Noblett, Padnos; Linda Cole, Cole's Auto; two (2) township residents; Ordinance Enforcement Officer Joseph Kring, Building Official Chris Fuchs, Tina Darnell, note taker; and no members of the press.

PLEDGE OF ALLEGIANCE

The *Pledge of Allegiance* was recited by those present.

APPROVAL OF MINUTES

The minutes of the May 22, 2013 was approved as presented.

APPOINTMENT OF SECRETARY

Wagner-Hemminger moved, second by Gray, to nominate Janet Dehring as the Planning Commission Secretary. The voice vote showed unanimous approval, motion carried (7-0).

CORRESPONDENCE

None.

OLD BUSINESS

Revised zoning ordinance text amendments for Agricultural District to allow wineries, breweries, and distilleries as Special Land Uses

Wagner-Hemminger turned the meeting over to Jay Kilpatrick, Planner from Williams and Works for discussion on the subject of amending the current Zoning Ordinance to include a section regarding wineries, breweries, and distilleries. Kilpatrick explained information he had collected regarding State (Michigan Liquor Control Commission) regulations on this issue. Discussion ensued regarding the size limitations of the roadside stand, and if these should be increased.

Motion by Wagner-Hemminger, second by Gray, to set a public hearing for the Zoning Ordinance amendment, as presented, to add a section regarding wineries, breweries, and distilleries. Roll call vote showed the following: Wagner-Hemminger (yes); Hageman (no); Wentworth (no); Dehring (yes); Scarpone (no); Gray (yes); Pitz (yes). Motion carried 4-3.

NEW BUSINESS

Rural Salvage Draft Ordinance

Kilpatrick then reviewed the situation with the Padnos and Coles Auto properties on Walton Road. Topics of concerns were security, salvage crushing, height restrictions on stacked materials, non-conforming to conforming uses, operational plans on site for review, and regulated haul routes.

Kilpatrick was directed to make changes to the proposed new zoning district ordinance (Rural Salvage Draft Ordinance) as suggested by Planning Commission members and present a new draft at the July 24, 2013 meeting if time allowed.

CITIZEN COMMENTS

Township resident Mario Palmisano stated that wineries should be allowed up to 100 sq. ft. in retail space; and then, if there is growth, apply for a SLUP.

ADJOURNMENT

There being no further business before the commission, the meeting was adjourned at 8:38 p.m.

Janet Dehring
Secretary