

**Mayfield Township
Planning Commission
Regular Meeting
August 12, 2015 7:00 p.m.**

The regular meeting of the Mayfield Township Planning Commission was called to order at the Mayfield Township Hall, at 7:00 p.m., with the Pledge of Allegiance by the Chairman Gary Shindorf.

Members present: Gary Shindorf, Beth Knowlton, David T. Schlaud, Chuck Hiner, Michael Hemmingsen, Clint Knoblock.

Members absent: Kevin Schunck.

Others present: Attorney Brian Garner, Zoning Administrator Gerry Edwards, Mike Carpenter, Cory Maybery, Darlene Collings, Maria Hoebeke, Laurie Cooper, Kristyn Kurka, Arnold Noelle, Joani Noelle, Louise Matheson, Janet Reithel, Jim Smith, Joan Smith, Kathie Hayes, Leland Calloway, Xi angerin, John Gaba, John Thiez, Matthew Pins.

Approval of Minutes

Motion by Hemmingsen, seconded by Knowlton, **PASSED**, to approve the May 15, 2015 regular meeting minutes, as presented. All ayes. One absent. Carried.

Business from the Floor

No new business was presented.

Old Business

No new business was presented.

Chairman Shindorf closed the regular meeting and opened up the public hearing for the Nolan/Verizon Special Land Use for the proposed Cell Tower at 7:03 p.m.

Midwest Consulting gave the board an overview on the proposed cell tower.

Discussion was held.

Chairman Shindorf closed the public hearing and reopened the regular meeting at 7:15 p.m.

Motion by Hemmingsen, seconded by Schlaud, **PASSED**, to approve the Special Land Use for the Mike Nolan/Verizon Tower as presented. All ayes. One absent. Carried.

Chairman Shindorf closed the regular meeting at 7:19 p.m. for a public hearing to consider a rezoning request, from R-2 to C-2, for Robert Thomas Properties on Kristin Nicole.

Corey Maybery, from Davis Land Survey, explained the purpose of the rezoning to the board.

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Darlene Collings, the business owner of All Dogs Can, explained how her dog training facility operates.

Discussion was held.

Several residents expressed concerns about traffic problems, green belts, noise, excess water and drainage issues. Concerns were also expressed about deviating from the master plan and other C-2 permitted uses that would be surrounded by an R-2 district.

Chairman Shindorf closed the public hearing and reopened the regular meeting at 8:00 p.m.

Corey Maybery addressed some of the concerns expressed by several of the residents.

Discussion was held regarding other zoning districts in which the proposed business could be considered.

Motion by Hemmingsen, seconded by Schlaud, **PASSED**, to table the rezoning request from R-2 to C-2, for the Robert Thomas Properties (Parcel # 44-014-029-057-00). 5-ayes, 1-nay, 1 absent, Carried.

Chairman Shindorf closed the regular meeting and opened the public hearing at 8:22 p.m. to consider the request for a special land use by Rare Holdings (Beacon and Bridge) at Saginaw Road and M-24.

Mike Carpenter, from Rowe Engineering presented to the board the details of the proposal.

Chairman Shindorf closed the public hearing and reopened the regular meeting at 8:33 p.m.

Motion by Knoblock, seconded by Hemmingsen, **PASSED**, to grant a special land use for the Rare Holdings (Beacon and Bridge) property at 1898 N. Lapeer Road. 6-ayes, 1-absent. Carried.

New Business

Rowe Engineering explained the details of the proposed site improvements for Rare Holdings (Beacon and Bridge).

Motion by Knowlton, seconded by Schlaud, **PASSED**, to approve the Rare Holdings (Beacon and Bridge) site plan, as presented. All ayes. One absent. Carried.

Other Business

No business was presented.

Correspondence

No correspondence was read.

Zoning Administrator Report

No report was presented.

Adjournment

Motion by Hiner, seconded by Shindorf, **PASSED**, to adjourn. All ayes. One absent. Carried.

The meeting was adjourned at 8:45 p.m.

Chuck Hiner, Secretary

Date approved

Julie A. Schlaud, Recording Secretary