

**Mayfield Township
Planning Commission
Regular Meeting & Public Hearing
September 10, 2008 7:00 p.m.**

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

Chairman Shindorf led the Pledge of Allegiance.

Members present: Michael Elliott, Chuck Hiner, Beth Knowlton,
JoCarol Pariseau, Gary Shindorf, David Schlaud

Members absent: Michael Hemmingsen

Others present: Laura Bringer, Lorraine Sphanke, Vicki Heberd, Matt & Laura Gleason, Mike Nolan, Jim Laidler, Mike Carpenter, Maurine Scott, Attorney Gary Howell, Planning Consultant John Ambrose, Recording Secretary Amy Elwert

Approval of Minutes

Motion by Schlaud, seconded by Elliott, PASSED, to approve the minutes, as presented, of the June 11, 2008 Regular Meeting. All ayes. Carried.

Public Hearings

A public hearing was opened at 7:02pm to hear comments regarding the petition for rezoning property (1 acre) at 2292 Valentine Road from R-1 to R-2.

John Ambrose summarized the request and provided background information.

Petitioner Lorraine Sphanke asked if a 5-acre parcel could be sold by itself. John Ambrose responded that yes, it could be sold if left as a 5-acre parcel.

Commissioners Hiner and Elliott asked for clarification of the location of the property.

John Ambrose provided his review and recommended that the Planning Commission recommend Township Board approval of the rezoning.

Mike Nolan, 2070 Kings Mill Road, stated that he thinks the rezoning is a good idea.

The public hearing was closed at 7:10pm.

Business from the Floor

Matt and Laura Gleason, 2542 Farnsworth Road, spoke about their neighbors' objections to the Gleasons keeping horses on their property. The Gleasons requested that the township continue to allow them to keep four horses on their property.

John Ambrose described the issue as a civil matter between the Gleasons and their neighbors. He will also issue zoning violations to the Gleasons for currently having more than four horses on the property, and to Gleasons' neighbors for building a privacy fence outside three different zoning regulations.

Mrs. Gleason commented that the neighbor's privacy fence separates their front yards and not the back yards where the horses can be better viewed.

Old Business

There was no old business.

New Business

Motion by Knowlton, supported by Pariseau, PASSED, to recommend approval to rezone the subject parcel from R-1, Residential Agricultural to R-2, Single-Family Residential, based on the following reasons:

1. The proposed request is consistent with the existing land use patterns found in the general vicinity of the subject request, especially along the east side of Valentine Road and south of the subject site.
2. The proposed request is consistent with existing zoning patterns found south and adjacent to the subject site.
3. Although the subject request is not consistent with the Township's Master Plan for this particular site, it is a sound and logical expansion of R-2 District which is south of and adjacent to the subject site, and it resolves a unique hardship of the property owner who is in the process of trying to sell the subject site with potential buyers only interested in what was once the original one (1) acre site. Being zoned R-1, which requires a minimum four (4) acre site; the rezoning of the subject site to R-2 makes sense as it will allow a one (1)-acre parcel to be reestablished.

Roll call vote: Pariseau – YES; Elliott – YES; Hemmingsen – ABSENT; Shindorf – YES; Hiner – YES; Knowlton – YES; Schlaud – YES. Carried.

Mr. Ambrose described the rezoning approval process and encouraged anyone interested to be involved at the County level if they wish.

Mayfield Township Planning Commission
Regular Meeting & Public Hearing
September 10, 2008
Page 3

Site Plan Review – M. Nolan Farms, 3096 N. Lapeer Road

Mike Carpenter of Rowe, Inc. explained the site proposal, which includes development of the front ten acres with a 50'x100' maintenance/storage building, front office building, paved parking, rental equipment space and greenbelt.

Gary Shindorf asked for clarification of the greenbelt location and components. Mike Nolan and Mike Carpenter provided details.

John Ambrose provided his review and recommendation of approval.

Moved by Hiner, seconded by Elliott, to approve the M Nolan Farms site plan as presented, subject to administrative review and approval of signage and dumpster details as follows:

- 1) Signage details provided (sign area, height and location)
- 2) If a dumpster is to be utilized on the subject site, details need to be shown on the site plan subject to criteria found in Section 1519 of the Township's Zoning Ordinance

Roll Call Vote: Elliott – YES; Pariseau – YES; Hemmingsen – ABSENT; Shindorf – YES; Hiner – YES; Knowlton – YES; Schlaud – YES. PASSED.

Site Plan Review – Bed and Breakfast at 2388 Millville Road

Petitioner Maureen Scott presented the plan and described the Bed and Breakfast operation as a compliment to raising thoroughbred racehorses on the site.

Commissioners asked for clarification of fencing locations and signage location.

John Ambrose presented his review and recommendations.

Moved by Knowlton, seconded by Pariseau, to approve the site plan for 2388 Millville Road, subject to administrative review and resolution of the following issues:

- 1) The site plan needs to note that the access drive and off-street parking will be paved.
- 2) Details for the proposed sign that meets the requirements of Section 1510 of the Mayfield Township Ordinance needs to be indicated on the site plan, including an elevation drawing of the sign drawn to scale.
- 3) The site plan needs to depict the required information for the proposed fence. If it does not meet the standards as noted in Section 1518 of the Mayfield Township Zoning Ordinance, the proposed fence shall be removed from the front yard, which is defined as an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building. The existing fence does not appear to meet the criteria of Section 1518, and therefore, site plan approval cannot be recommended

**Mayfield Township Planning Commission
Regular Meeting & Public Hearing
September 10, 2008**

Page 4

until such time this fence is removed or made to comply with the standards for decorative fences.

- 4) Prior to opening of a bed and breakfast operation once site plan approval has been granted, the applicant will need to arrange for a final building inspection by the Township's Building Official.
- 5) Site plan approval shall be subject to application and approval of a fence variance by the Zoning Board of Appeals.

Roll call vote: Pariseau – YES; Elliott – YES; Hemmingsen – ABSENT; Shindorf – YES; Hiner – YES; Knowlton – YES; Schlaud – YES. Motion carried.

Other Business

No other business was presented.

Correspondence

No correspondence was received.

Zoning Administrator Report

On August 4, 2008, John Ambrose sent a Notice of Violation to Mr. John Best, requesting removal of an accessory building (pole barn) from property at 1186 Tindall Drive within thirty days of receipt of the notice. The letter stated that failure to comply will result in court action taken against Mr. Best.

Adjournment

Motion by Knowlton, seconded by Schlaud, PASSED, to adjourn the meeting at 8:12 p.m. All ayes. Carried.

Chuck Hiner, Secretary

Date approved

Amy Elwert, Recording Secretary