

**Mayfield Township  
Planning Commission  
Regular Meeting Via Zoom  
June 9, 2021 7:00 p.m.**

The zoom meeting of the Mayfield Township Planning Commission was called to order, at 7:01 p.m., with the Pledge of Allegiance of the United States of America, by Julie Schlaud.

**Roll Call:**

Chris Maasch, present, Julie Schlaud, present, Clint Knoblock, present, Chuck Hiner, present, Diane Flis-Schneider, present, Dave Hughes, present, Joy Boots, present.

**Others present:** Cory Wilson, Eric Josef, Michael Gildner

Motion by J. Schlaud, seconded by Flis-Schneider, to approve the March 10, 2021 minutes as presented.

Roll call vote:

Chris Maasch, yes, Julie Schlaud, yes, Clint Knoblock, yes, Chuck Hiner, yes, Diane Flis-Schneider, yes, Dave Hughes, yes, Joy Boots, yes. All ayes, motion carried.

**New Business:**

Independent Physicians Land Development LLC

Cory Wilson and Eric Josef from DCC introduced the project for the Lapeer Surgery Center. They are proposing an addition for storage.

Discussion was held.

Motion by Schlaud, seconded by Boots, to approve the site plan for parcel ID 44-014-031-003-30 as presented.

Roll call vote:

Chris Maasch, yes, Julie Schlaud, yes, Clint Knoblock, yes, Chuck Hiner, yes, Diane Flis-Schneider, yes, Dave Hughes, yes, Joy Boots, yes. All ayes, motion to approve the site plan for Independent Physicialns Land Development LLC.

Motion by Schlaud, seconded by Knoblock, to adjourn the meeting at 7:14 pm.

Roll call vote:

Chris Maasch, yes, Julie Schlaud, yes, Clint Knoblock, yes, Chuck Hiner, yes, Diane Flis-Schneider, yes, Dave Hughes, yes, Joy Boots, yes. All ayes, motion carried.

Chuck Hiner, Secretary

Date approved

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Jayne Crossen, Recording Secretary

**Mayfield Township  
Planning Commission  
Meeting Via Zoom  
June 10, 2021 7:00 p.m.**

The zoom meeting of the Mayfield Township Planning Commission was called to order, at 7:10 p.m., with the Pledge of Allegiance of the United States of America, by the Chairman Chris Maasch.

**Roll Call:**

Chris Maasch, present, Julie Schlaud, present, Clint Knoblock, absent, Chuck Hiner, present, Diane Flis-Schneider, present, Dave Hughes, present, Joy Boots, present.

**Others present:** Michael Gildner, Lonnie Hayes, Carmine Avantini, Robert Davis, William Jennings and members of the public.

**Public Hearing:**

the public hearing was opened at 7:10 p.m. to consider a request by A2B Properties, LLC to conditionally rezone parcel ID: 44-014-015-009-00, a 56.09 acre parcel near the southwest corner of Roods Lake and Vernor Roads, from R-1 to C-2.

The Planning Commission received 45 written comments from residents who are not in favor of the proposed conditional rezoning. The Commission also received petitions signed by 172 residents who are in favor of the conditional rezoning and who support the proposed Contract For Rezoning.

Approximately 19 members of the public commented via zoom.

Public comment time was closed at 7:54 p.m.

Robert Davis, Attorney for A2B Properties, LLC., presented the applicant's request for conditional rezoning.

William Jennings, owner of A2B Properties, LLC, explained his proposal, as well as other aspects of his operation.

A planning review was presented by Carmine Avantini, president of CIB, Community Image Builders, a Michigan planning firm.

Discussion was held.

Motion by J. Schlaud, seconded by Boots, to recommend to the Township Board that parcel ID: 44-014-015-009-00 be conditionally rezoned from R-1 to C-2 with all the conditions in the "voluntarily proposed May 12, 2021 Conditional Rezoning Agreement" as presented.

Roll call vote:

Chris Maasch, yes, Julie Schlaud, yes, Clint Knoblock, absent, Chuck Hiner, yes, Diane Flis-Schneider, yes, Dave Hughes, yes, Joy Boots, yes.

Six ayes, one absent. Motion to recommend approval of the conditional rezoning agreement by the Township Board is approved.

Motion by Maasch, seconded by Hughes, to adjourn the meeting at 8:30 pm.

Roll call vote:

Chris Maasch, yes, Julie Schlaud, yes, Clint Knoblock, absent, Chuck Hiner, yes, Diane Flis-Schneider, yes, Dave Hughes, yes, Joy Boots, yes.

Six ayes, one absent. Motion carried.

Chuck Hiner, Secretary

Date approved

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Jayme Crossen, Recording Secretary