

**BROWNSTOWN TOWNSHIP PLANNING COMMISSION**

**Monday, July 10, 2017**

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, Michigan 48183 on Monday, July 10, 2017. Chairman Chapman called the meeting to order at 7:00 p.m.

**PRESENT:** Charman Chapman, Members: Bober, Brock, Browning, and Burgor. Also present was Economic Development Manager DiSanto.

**EXCUSED:** Armatis, Walters

**ABSENT:** None

**AGENDA APPROVAL:** Motion by Bober, supported by Brock, to approve the Planning Commission Agenda of July 10, 2017. All present voting aye.

**MINUTE APPROVAL:** Motion by Burgor, supported by Bober, to approve the Planning Commission Minutes of April 24, 2017, as submitted. Ayes: Bober, Brock, Browning and Burgor Abstain: Chapman Motion carried.

**Special Land Use, 19486 Allen Road: Anthony Hardin, 276 E Huron River Drive, Belleville, Michigan, requests Special Land Use approval for vehicle sales at 19486 Allen Road, in a B-3 General Business district, parcel #70-034-99-0004-000, west side of Allen Road and north of King Road intersection.**

Motion by Bober, supported by Brock, to open the Public Hearing. All voting aye.

Anthony Hardin, applicant, and Tim Dickey, property owner, were present regarding this request. Mr. Hardin briefly described the nature of his proposed business. The business is internet based. He does not plan to have cars displayed in the front of the property, banners or additional signage. Mr. Dickey advised the commissioners that the most recent vehicles for sale in the front of the property were his.

Motion by Bober, supported by Brock, to close the public hearing. All present voting aye.

Motion of Bober, supported by Browning, to approve the Special Land Use for Vehicle Sales at 19486 Allen Road, in a B-3 General Business district, parcel #70-034-99-0004-000 with the notation that no vehicles for sale will be displayed in front of the property, the number vehicles on the property for sale will be limited to seven, no motor homes for sale on the property and no banners or additional signage. All present voting aye. Motion carried.

**Staff Report:** None

**Administrative Review:** None

**Public Forum:** A list of concerns was raised by the following individuals regarding a development just south of Meadowbrook Village Subdivision called Maria Rosa Subdivision:

Sandy Schmitt 23785 Andrew Blvd

John Gustav 23716 Andrew Blvd

Greg Guertin 23829 Andrew

Their concerns included but were not limited to the following issues:

1. Safety of EMS, Fire and Police to reach the residents of 19 additional homes with only one access that already services the residents of Meadowbrook Village.
2. Dirt and noise from construction that is proposed so close to existing homes and the damage to the roads from construction equipment.
3. Proximity of the new homes to the existing power lines.
4. Changes in the property values of the lots that currently back to the wooded area. These lots were sold as “premium” lots.
5. The increase in traffic after the homes are built, due to all future residents using Andrew Blvd for ingress/egress to Telegraph to exit the subdivision.

DiSanto responded that the Planning Commission will send notice to the residents of Meadowbrook Village if the Maria Rosa comes back for approval as a courtesy to let them know the progress of the development. In some cases, further site plan approval is not required by the Planning Commission, just as Public Notice is only required if the proposed development meets all of the existing planning and zoning requirements.

**Adjournment:** Motion by Burgor, supported by Browning, to adjourn the meeting at 7:35 p.m. All present voting aye.

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David Chapman, Chairman

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