

Nelson Township Planning Commission
October 20, 2021
7:00pm

Nelson Township Municipal Building
2 Maple Street
Sand Lake, Michigan 49343

Minutes

The Planning Commission was called to order at 7:00 pm.

Commissioners Present: Stolk, Wier, DeJong, and Covell. Absent: Litwinchuk, Wall, Mahoney

Also, Present: Zoning Administrator, Gross, Supervisor, Britton and others on the sign in sheet.

Approval of the Planning Commission Agenda: DeJong made the motion to accept, Stolk seconded. All-yes, absent- Litwinchuk, Wall, Mahoney

Approval of the Planning Commission Minutes from September 15, 2021: Wier made motion to accept, DeJong seconded. All-yes, absent Litwinchuk, Wall, Mahoney

Public Hearing: Public hearing opened at 7:03 and closed at 7:08

- a. Dave Voeglar (6987 19 Mile Road) Stated that he was concerned with the noise and wanted to be sure that dirt bikes and dune buggies were not being worked on. He wanted to know where vehicles would be test driven.
 1. Steve Vlaming assured the board that he would only be working on cars and light duty trucks.
- b. Glen Armstrong (6991 Whipple) Glen stated that he had no problem with Steve Vlaming having a repair/machine shop.
- c. Dean Phillips (15713 Myers Lake Avenue) sent a letter to the board which was read in the meeting. His concerns are negative impact on property values, will there be expansion of the business in the future, would like to have the permit limited to current ownership only.
- d. Cindy Litwinchuk (7531 Becker Street) expressed concern with disposal of liquids and location of the driveway.

New Business: None

Old Business: There was discussion on the approval of the special land use for Automotive Repair Machine. Any signage will follow the Township ordinances. Hours of operation will be 7 am to 7 pm Monday thru Friday and 8 am to 12 pm on Saturdays. Any work outside of these hours will

be done solely within the confines of the building. Parking will be limited to 3 cars and one employee car. No junk cars or unlicensed or inoperable vehicles parked outside. Maximum number of cars serviced per week is limited to 20. The special land use will follow the applicant and not the property. The Township Attorney will make the changes and submit the finished resolution.

DeJong motioned to accept the special land use for Automotive Repair shop with the changes that were approved.

Chairman Stolk called for a vote on approving the special land use for Automotive Repair Machine Shop with the changes that were approved. All yes, absent: Litwinchuk, Wall, Mahoney.

Extended Commissioners Comments: None

Adjournment: Without objection the Planning Commission was adjourned at 7:30 pm.

The next Planning Commission meeting will be held January 19th, 2022

Recording Secretary: Susan VanEnk