

WORTH TOWNSHIP PLANNING COMMISSION MINUTES

WEDNESDAY, OCTOBER 6, 2021, AT 6:30 P.M.

6903 LAKESHORE ROAD, LEXINGTON, MI 48450

MEETING CALL TO ORDER: Byron Wilson called meeting to order at 6:35 p.m.

PLEDGE OF ALLIGIANCE

ROLL CALL: Present: John Cuppen, Byron Wilson, Jennifer Woodruff, Boni Lillibridge. Absent: Stan Lessard (Arrived at 6:48 p.m.)

Also Present: Greg Stremers, Township Attorney

APPROVAL OF AGENDA: Motion by Woodruff, supported by Cuppen, to approve agenda as submitted. Motion carried.

APPROVAL OF MINUTES: Motion by Woodruff, supported by Cuppen, to approve minutes of September 1, 2021, as submitted. Motion carried.

ANNOUNCEMENTS AND CORRESPONDENCE: Correspondence was read concerning the Special Land Use Application from three residents in favor of the Special Land Use and two residents that opposed.

PUBLIC COMMENTS: Byron Wilson explained the format for public hearing. Public Comments were opened at 6:50 p.m. The following residents spoke in the public comments:

Megan Leyva Kelly; ~~representing~~ spokesperson for Sal Leyva of Sal's Auto Repair, Kim Parraghi, James Hunt, Cindy Fockler, Joe Plets, Carol Mason, Donna Omara, Tyler Martin, John Hillman and Cindy Mason. All spoke in favor of Sal's Auto Repair opening for business at 7050 Wildcat Road.

Byron Wilson announced Public Comments were closed at 7:12 p.m.

OPEN PUBLIC HEARING: BEGIN 7:13 p.m.

- Special Land Use Application, 7050 Wildcat Road, Croswell, MI 48422 (Parcel No. 260-016-100-080-00). T9N R 16E SEC 16 N 462 FT OF N ½ OF NE ¼ 28.000 Acres.

A Notice of Public Hearing was published in the Sanilac County News on September 22, 2021, and September 29, 2021. A Notice of Public Hearing was published in the Jeffersonian on September 24, 2021, and October 1, 2021.

A Special Land Use application has been brought before the Worth Township Planning Commission by James Hunt, 7050 Wildcat Road, Croswell, Michigan 48422. James Hunt currently owns Parcel No. 260-016-100-080-00. James Hunt is requesting the Special Land Use for leasing 6.21 acres of the property to include an existing structure/building, driveway, storage yard behind a fenced area and parking to Salvador Leyva, owner of Sal's Auto Repair and Towing. The mailing address of the property is 7040 Wildcat Road, Croswell, MI 48422.

~~Attorney~~ Megan Leyva Kelly represented the spokesperson for the applicant, James Hunt and Salvador Leyva. Ms. Kelly stated that there are 28 acres on the parcel, but Sal's Auto repair will only be using 6 acres. Ms. Kelly said the business would be open from 8 a.m. to 6 p.m., Monday-Saturday except for emergencies. The towing portion of the business will be available as needed 24 hours a day. Ms. Kelly stated that the licensing for the auto repair and the towing are current and will be maintained according to Michigan regulations.

Ms. Woodruff stated the land use is for a building that was constructed at 7040 Wildcat Road which does not exist in the Worth Township database. The only property that exists in the database is 7050 Wildcat Road. Ms. Woodruff asked Mr. Hunt if he operated a business at 7040 Wildcat Road, which is listed as Wildcat Auto and Parts. Is that business currently in operation? Mr. Hunt said, Yes and No. He said that he is 63 years old and works 1 or 2 days a month. Mr. Hunt also stated that he still storing items in the building that will be used by Sal's Auto Repair and will have salvage vehicles in the fenced-in storage area. Ms. Woodruff stated that since is not a split property, it only has one property address which is 7050 Wildcat Road. The Special Land Use will be for 7050 Wildcat Road. The zoning for 7050 Wildcat Road is zoned agricultural/residential.

Greg Stremers, Attorney for Worth Township, encouraged the Planning Commission to consider placing restrictions in the Special Land Use permit as to size and frequency of use, traffic by and flow and population density. A suggestion was made to place restrictions on the number of vehicles allowed on the property at any given time.

PUBLIC HEARING CLOSED AT 7:50 P.M.

MOTION made by Cuppen, supported by Lessard to accept the Special Land Use Application without restrictions.

ROLL CALL: YES: Lessard, Cuppen, Wilson, Woodruff, Lillibridge.

Motion carried.

OLD BUSINESS

- **Short-Term Rental Ordinance**

Correspondence letters from Sara Sanders, James Singles, Samuel J. McKim III and Eugenia A. McKim.

The Draft of the Short-Term Rental Ordinance was received from Adam Young of Wade Trim. There were minor wording changes with the exception of adding a payment of a permit fee. Greg Stremers suggested that we not add a permit fee to the ordinance but rather a resolution of the Board of Trustees.

MOTION made by Woodruff, supported by Cuppen, to turn the Short-Term Rental ordinance over to Greg Stremers for review. Motion Carried.

PUBLIC COMMENT:

Ron DuBois, 6803 Black River Road, Worth Township. Mr. Du Bois is having a problem with speeding cars when he is pulling out of his driveway. He has almost been hit several times and has seen major accidents in the area. He is asking for a "Hidden Driveway" sign. The Planning Commission suggested that he contact the Sanilac County Road Commission for assistance.

MEETING AJOURNMENT: Motion made by Lessard, supported by Cuppen to adjourn meeting at 9:20 p.m.

Minutes amended after Planning Commission Board approval at December 1, 2021 meeting. Motion made by Jennifer Woodruff, seconded by John Cuppen. Motion Carried-Minutes approved with changes.