

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Regular Meeting & Public Hearing
October 7, 2019**

Chairman Mike Freehling called the regular meeting and public hearing of the Planning Commission to order at 6:00 p.m. on Monday, October 7, 2019 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

Present: Mike Freehling, Glenn Youngstedt, Charlie Olszewski, Marc Florian, Andy Barbott, Tony Korican and Chris Miller.
Absent: None.
Also present: Building Official James Pheifer, and Recorder, Judy Dunlap.

ADJOURNMENT TO PUBLIC HEARING

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Public Hearing
October 7, 2019
6:00 p.m.**

PURPOSE OF PUBLIC HEARING

To consider an application by **Keith & Angela Polaskey** for a special land use permit to allow residential above retail or office. Located at 4309 Red Arrow Hwy, Stevensville, MI between Glenlord Road and Marquette Woods Road on parcel number 11-12-0015-0012-07-2 on approximately 1.9 acres. The site is located in the CMU – Commercial Mixed Use District which allows Residential above Retail or Office by special land use permit pursuant to Article 9 Section 230.953 of the Township’s Zoning Ordinance.

AFFIDAVITS OF POSTING, MAILING, AND PUBLISHING on file.

PRESENTATION

Chris Brooks of Brooks Architectural, Inc. presented for **Keith** and **Angela Polaskey**. **Brooks** noted that the living space will be 2,000 sq ft on the second story directly above the office area below. The business below is “Heaven Scent”, a restoration and carpet cleaning company. One half of the first floor will store the trucks and machines. The other half will be the business office. They will meet all the setbacks.

Keith Polaskey noted that he and **Angela** have been in the restoration and carpet cleaning business for 17 years. It is a 24 hour flood restoration business. They need the residential over office or retail to provide a better service.

PUBLIC COMMENTS

None.

CLOSE PUBLIC COMMENT SESSION

CORRESPONDENCE

Letter from **Dave Boelcke**, 2675 Franklin Street – in favor of the special land use permit.

SESSION FOR COMMISSION TO ASK QUESTIONS AND ADDRESS THE CHAIRMAN ON THE PETITION

Freehling asked if the office on the second floor was a commercial office. **Polaskey** stated “no.” **Youngstedt** asked if the residential would be owner occupied. **Polaskey** stated “yes”. **Florian** asked if a Homestead exemption would be allowed for the residential living space. **Pheifer** noted that he thought it would be for the living space only area. **Korican** asked who the **Polaskey’s** felt might rent the available space in the building. **Polaskey** replied, “Maybe a clothing store or law office”.

Florian noted that he had used the Heaven Scent service before and felt that he could vouch for the excellent service they provide.

ADJOURNMENT TO THE REGULAR MEETING

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION
Regular Meeting
October 7, 2019
Immediately following Public Hearing**

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

APPROVAL OF MINUTES

Olsewski, seconded by **Youngstedt** motioned to approve the minutes of the regular meeting minutes of September 9, 2019 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAETY

The Department of Building Safety, year to date has issued 20 permits for single family dwellings, last year there was 32. For the month of September there were 7 permits issued for single family dwellings. For the month of September 2018 there were 5 permits issued for single family dwellings.

At this time last year, house construction values alone totaled \$9,211,500. This year they are at \$5,453,673.

In 2018, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$14,906,478. In 2019, total construction values are at \$10,614,229.

In the month of September there were 268 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

To consider an application by **Keith & Angela Polaskey** for a special land use permit to allow residential above retail or office. Located at 4309 Red Arrow Hwy, Stevensville, MI between Glenlord Road and Marquette Woods Road on parcel number 11-12-0015-0012-07-2 on approximately 1.9 acres. The site is located in the CMU – Commercial Mixed

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Use District which allows Residential above Retail or Office by special land use permit pursuant to Article 9 Section 230.953 of the Township's Zoning Ordinance.

Frehling went through Section 230.902 Special Use Review Standards

All standards were met.

Frehling went through Section 230.953 Residential above Retail or Office Space standards

All standards are met.

Frehling called for a motion.

Florian, seconded by **Youngstedt** motioned that the standards have been met pursuant to Article 9 Section 230.902 and Section 230.953 to approve the special land use permit to allow residential above retail or office. No discussion. All Ayes. Motion carried.

UNFINISHED BUSINESS

Discuss eco-friendly housing.

Youngstedt talked to **Dick Stauffer**, Township Supervisor who stated that the Board is looking for direction on eco-friendly housing.

Youngstedt has noted that he has tried to contact the Health Department on this matter and as of yet they have not returned his phone calls. After some discussion, **Youngstedt** noted that he will continue to pursue feedback on the matter.

PUBLIC COMMENTS

None.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:35 p.m.

The next regularly scheduled planning commission meeting will be held on November 4, 2019 at 6:00 p.m.

Judy Dunlap, Recorder

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