

VILLAGE OF ORTONVILLE
The Old Town Hall – 486 Mill Street, Ortonville, MI 48462
Planning Commission Public Hearing Meeting Minutes
August 5, 2008 – 7:30 PM

I. CALL TO ORDER:

Chairman Lee Palshan called the meeting to order at 7:31 PM

II. ROLL CALL:

Present: Craciun, Hayden, Kassuba, McAvinchey, Palshan,
Rogers, VanDis

Also Present:

Village Manager-Ed Coy,

III. APPROVAL OF AGENDA

* **Motion** by **McAvinchey**, seconded by **VanDis** to approve the agenda as submitted.

All were in favor, the motion carried.

IV. APPROVAL OF MINUTES

* **Motion** by **Hayden**, seconded by **Rogers** approve the minutes of the Public hearing on May 6, 2008.

All were in favor, the motion carried.

* **Motion** by **Hayden**, seconded by **Rogers** approve the minutes of the Regular Planning Commission on May 6, 2008.

All were in favor, the motion carried.

V. Unfinished Business

(None)

VI. NEW BUSINESS

A. Site Plan Review - 92 South Street

A site plan review application was presented by Village Manager, Ed Coy. The plan called for a residential building to be converted to a commercial business (consignment shop). This property was recently re zoned to R-I by the BZA at the Morans' request. After reviewing the plan the Commission indicated that the plan did not meet the Zoning requirements in the following areas:

1. In regard to the Green belt required by the zoning ordinance (Article IV Section 4.01(4)) the commission wished to see the type of plants, the height of the plants and number of plants in a given distance comprising the required greenbelt. Also they asked for an explanation of the greenbelt appearing to be, at least partially, located on the neighbor's property.
2. The plan indicates that the surface of the driveway and off street parking area is to be gravel. The Zoning Ordinance in Article IV section 4.01(5) requires the drive and parking area to be of "asphaltic or concrete surfacing". The

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commission would like to know how the petitioner intends to comply with this as well as how they intend to handle the storm water runoff from these areas.

3. The Zoning Ordinance in article IV, Section 4.01(7C(7)) requires one off street parking space for each 150 square feet of usable floor space. Given the 2700 square feet estimated by the petitioner the facility would need 18 spaces. The plan only provides for five.

***Motion by Hayden**, seconded by **Rogers** that the Planning Commission table this Site Plan Approval until the above issues could be resolved.

A roll call vote was taken.

Ayes: Craciun, Hayden, Kassuba, McAvinchey, Rogers, VanDis, Palshan

Nays: None

The motion passed unanimously.

VII. ITEMS FROM COMMISSIONERS

Craciun	Nothing at this time.
Kassuba	Nothing at this time.
Rogers	Nothing at this time.
VanDis	Nothing at this time.
McAvinchey	Nothing at this time.
Palshan	Nothing at this time.

VIII. ADJOURNMENT

*** Motion** by Palshan, seconded by Kassuba to adjourn.

All were in favor, the motion passed.

The meeting was adjourned at 7:56 PM.

Respectfully Submitted,

Edward T. Coy
Village Manager

dlb