



DEERFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES and SPECIAL MEETING

May 13, 2014 7p.m. and 8 p.m.
Deerfield Township Hall

CALL TO ORDER: Meeting was called to order by Chairman Jim Wynes at 7:00 p.m.

PRESENT: Virginia Wood, Jim Wynes, Jim Ball, John Montross, Connie Lynch, Jonas Cook, Tom Kromer, and Zoning Administrator Roger Lintemuth.

Absent: none

AGENDA REVIEW: Motion to approve the agenda made by C. Lynch, seconded by J. Ball. Passed 7-0

MINUTES OF LAST MEETING: Minutes of the last meeting were presented. Suggested by J. Montross to add the words “public meeting” to the list from NEW BUSINESS #2, fee policy changes, in last meeting’s minutes. Motion to approve minutes as amended made by C. Lynch, seconded by J. Ball. Passed 7-0

Zoning Administrator’s Report:

- 1) Introduced new member Tom Kromer to the PC.
- 2) Increased interest in zoning permits and real estate dealings.
- 3) Possible outdoor concert venue not to be pursued at this time.
- 4) Letter from Michigan DEQ to FEMA recommends that Deerfield Township be reinstated as management and enforcement agency for National Flood Insurance Program.

Public Comment: None

NEW BUSINESS:

- 1) Training class scheduled for June 10. Time of class will be 3-5 p.m.
- 2) Claim of Appeal lawsuit filed against Deerfield Township ZBA, Planning Commission, and Township of Deerfield by Steve Johnson/Otter Bob, LLC regarding denial of Special Use Permit.

OLD BUSINESS:

- 1) Focus on the Master Plan for the Township. Decided to revise and update existing Plan. Request made by several members to make a more readable map of the township. Roger will try to find someone who can do it.
- 2) Suggested to Commission members that they draw up a list of questions and concerns to be presented at the class on June 10th.
- 3) Waiting for a response from the township lawyer as to questions about wording in some of the Ordinances.
- 4) Jim Ball has done some research on the Right to Farm Act, and would like to discuss it at a later meeting.

Recess was called at 7:32 p.m. Special meeting to start at 8 p.m.

Call to Order by Chairman Jim Wynes at 8 p.m.

PUBLIC HEARING ON SPECIAL LAND USE APPLICATION MADE BY ROBERT MCQUESTION TO ESTABLISH AN EXCAVATING-TRANSPORTATION SERVICES BUSINESS AT 2502 S. MERIDIAN RD.

On October 2, 2012, property at the corner of Meridian and West Remus Roads was purchased at auction by Mr. McQuestion from the Alice Faber Estate. It is 111.98 acres, and is zoned Agricultural Preservative. On November 8, 2012 McQuestion asked for and received a permit to build an agricultural building on the site. He signed an Agricultural Structure Affidavit of Use stating the building would be for agricultural use only. The document noted that "I understand that the storage of materials not related to the 'Farm Operation' may be a violation...." The approved building was never inspected as for a commercial entity or given an occupancy permit, but Crawford Contracting, Inc. moved in equipment and began operation of the business at the 2502 S. Meridian Road site. Complaints were received and letters sent informing McQuestion and Crawford Contracting of the violation of Deerfield Township Ordinances.

Mr. McQuestion addressed the Planning Commission about his Special Use Permit request, stating that he wanted to move his business, Crawford Construction, to the site. He informed the PC that the building was built to commercial specifications and state codes. The additional driveway access he has requested is, he feels, within Township requirements.

PUBLIC COMMENT: There were about 40 people present, and the Commission listened to 10 of them voice their concerns about what could happen if the permit was issued. One person spoke in Mr. McQuestion's favor. Concerns ranged from noise, dust, road wear, proximity to the house near where his proposed drive would be located, and the impact on people at the Woodland Hospice across Meridian road.

After the public comment, Chairman Wynes asked the Commission to address the question, "Does this Special Land Use application meet the requirements listed on our Special Land Use Application instructions?" The first question on the instructions list reads as follows: 1) Is the special use allowed within the site's zoning district and does the use agree with the township's Master Plan? The consensus of the Planning Commission was that it does not.

Motion was made to deny the application on the grounds that said application is not in line with the Deerfield Township Master Plan. Motion made by Jim Ball and seconded by Connie Lynch.

Roll-call vote was made with the following result:

Tom Kromer - yes
Jonas Cook - yes
Jim Ball - yes
John Montross - no
Virginia Wood - yes
Connie Lynch - yes
Jim Wynes - yes

Motion passed 6-1.

Motion was made to adjourn by V. Wood, seconded by C. Lynch at 8:47 p.m.

NEXT MEETING: July 8, 2014 at 7 p.m.