

City of Potterville Planning Commission Meeting

November 22, 2021 - 6:00 p.m. – Potterville City Hall, 319 N. Nelson Street

Call to Order: Mark Swanson, Vice-Chair of the Planning Commission, called the meeting to order at 6:00 p.m.

Pledge: Pledge of Allegiance was recited by all.

Roll Call: Present: Mark Swanson, Tim Maynard, Bob Nichols, and George Kepler.
Absent: Jon McNett

Staff: Brandy Miller

Agenda: A motion was made by **Commissioner Nichols** to approve the November 22, 2021 agenda as printed. **Commissioner Maynard** supported. All in favor. Motion carried.

Minutes: A motion was made by **Commissioner Nichols** to approve the April 28, 2021 meeting minutes as printed. **Commissioner Kepler** supported. All in favor. Motion carried.

Public Comments: None

Public Hearing of Special Use Permit:

SUP-11-21-2: Request by Kelley Dean and Nicholas Davidson for a Special Use Permit to operate and outdoor vehicle sales business at 505 E. Lansing Road, Potterville.

Staff Report: Ms. Miller read the staff report into record.

Commissioner Nichols asked what the legal notice that to the neighbors looks like. Ms. Miller stated it is the same legal notice that is posted in the paper; the notice states what application is being considered, for what and where. She stated the notices are mailed to all property owners within three-hundred feet of the subject parcel.

Commissioner Swanson asked about the parking requirements of the Ordinance. Ms. Miller read the parking requirements from the Zoning Ordinance into record. She stated the Planning Commission in their review may wish to require the parking area to be properly marked as required.

Applicant statement: Mr. Nicholas Davidson stated six of the vehicles and the pontoon boat currently located on the property belong to him. He stated they will be removing them from the property. Mr. Davidson stated he hopes to have two to three vehicles on display for sale. He stated their main focus is the repair business.

Commissioner Swanson stated there are sixteen spaces shown on the site plan for the business. Ms. Miller read the parking requirements for the business from the Zoning Ordinance. **Commissioner Nichols** asked Mr. Davidson if all vehicles will be parked in the proposed parking spots. Mr. Davidson said yes, with the exception of the 41 ford that is currently located in the Lansing Road Right-of-Way. He stated the 41 ford will be located in a different area if approved by the Zoning Board of Appeals.

Commissioner Swanson invited any public to speak in favor or in opposition to the application.

Favor: None
Opposed: None

Public comment closed: 6:20

Commissioner Nichols asked the applicants if they would be comfortable if the Planning Commission were to place a limit on the number of vehicles displayed for sale on the property. Mr. Davidson stated he would be comfortable with a limit of three vehicles. Ms. Kelley Dean explained how their current application for a wholesale license works. She stated they will not have any in person sales for a while, they thought it best to get approval for both so they were not limited if they choose to display and sell from the property.

Commissioner Nichols asked how many wholesale vehicles will be on the property at a time. Mr. Davidson said one.

Commissioner Nichols asked the applicants if a limit of five vehicles displayed on the property for sale would work for them. Mr. Davidson said yes. The Planning Commission held a brief discuss regarding the parking requirements. Mr. Davidson showed the Planning Commission where he would like to construct a fenced area for inoperable vehicles.

Commissioner Maynard moved to approve SUP-11-21-2 (Kelley Dean and Nicholas Davidson) for a Special Use Permit to operate and outdoor vehicle sales business at 505 E. Lansing Road, Potterville, which must be compliant with the application, site plan, all other Zoning Ordinance Requirements and the following conditions:

1. The parking area shall be compliant with Zoning Ordinance Requirements prior to the end of Spring 2022.

Commissioner Kepler supported. A roll call was taken with four (4) voting aye and none (0) voting nay. Motion carried.

Old Business: None

New Business: None

Reports: Ms. Miller gave a brief update regarding the updating of the Zoning Ordinance.

Ms. Miller informed the Planning Commission there is a developer interested in developing a vacant parcel of land located off Sunset Drive.

Public Comment: None

Upcoming Cases: Ms. Miller informed the Planning Commission they do not have any cases to hear at their December 21, 2021 meeting. **Commissioner Swanson** cancelled the December 21, 2021 Planning Commission meeting due to lack of business.

Motion to Adjourn: **Commissioner Maynard** moved to adjourn the November 22, 2021 Planning Commission Meeting. **Commissioner Kepler** supported. All in favor. Motion carried. Meeting adjourned at 6:49 p.m.