

**Keeler Township
Planning Commission
May 24, 2016**

Members Present: Craig McCoy, Don Blackmond, Ron Jacobs, Dave Rawson, Carmen Fleischauer, Roberta Nichols, Bill Bloom, Jon Lucker

Guests Present: Allyn Anthony, Carl Davis, Gary Rochefort

Meeting called to order at 7:30 p.m. Chairman Ron Jacobs stated a quorum of 8 out of 9 members were present. Bill Krohne was absent and excused.

The meeting minutes for April 26, 2016 were read and Bill Bloom moved to approve the corrected minutes, after switching the words authority and jurisdiction. Dave Rawson seconded and all were in favor.

Chairman Ron Jacobs stated there was 1 item before the commission.

1st Order of Business: Owners Name: Gary Rochefort **Property Address:** 66977 Park Ln., Dowagiac, MI 49047. **Property I.D#** 80-12-080-010-12. Site Plan Review for a home occupancy use permit. Chairman Ron Jacobs stated that the Home Occupancy use is governed by section 3.14 of the Keeler Township Zoning Ordinance and noted that home occupations are a permitted use in R1. Chairman Ron Jacobs noted that he felt it was generally not the commissions place to do site plan reviews in residential. Allyn Anthony stated that he has the final say whether to issue the compliance but it was his preference for the Planning Commission to review and make a recommendation to him. Mr. Rochefort would be running Gary's Small Engine Repair out of his garage. He mainly works on snow mobiles, occasionally outboard boat motors, riding and push lawn mowers, and other small engines. He will have occasional traffic to his residence but, he also provides pick up and drop off service to his customers if needed. All used oil is collected and turned in. The business will be only in his garage and he will not have customers equipment left out in his yard or driveway. Mr. Rochefort stated he on occasion will push something outside but, it always goes in for the night. He will not be selling products out of his house except for an occasional lawn mower he might sell on craigslist, but it will not be out on display for sale. His hours of operation would be 5-8 p.m on weekdays and 9 a.m to 5 p.m on weekends. Mr. Rochefort stated that he has never had a noise complaint and does not run items late into the night. Don Blackmond stated that there were 2 boats, 2 riding lawn mowers, several snow mobiles in the back and side yard and 8-9 push mowers in the driveway. Mr. Rochefort stated that 1 boat, the snow mobiles and the riding lawnmowers were his and he would have the items cleaned up by this memorial weekend and that it would stay that way in the future. Don Blackmond read page 2-11 section 2.08 and felt that Mr. Rochefort's business did not fall into the definition of a home occupation. Several commission members felt that it did meet the guidelines set forth in section 3.14.

Don Blackmond moved to recommend that the zoning administrator deny the application as presented. The motion died due to a lack of a second.

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Jon Lucker moved to recommend that the zoning administrator approve the application with the understanding that Mr. Rochefort will have cleaned his property by the end of this weekend and that in the future he abides by the ruling of the commission that there will not be any equipment outside of the garage and maintains a clean property. Roberta Nichols seconded and a roll call vote was taken. Craig McCoy- Support, Don Blackmond- Nay, Ron Jacobs- Support, Dave Rawson- Nay, Carmen Fleischauer- Support, Roberta Nichols- Support, Bill Bloom- Support, Jon Lucker- Support. Roll call vote of 6- Support and 2- Nay's. The motion was carried.

Chairman Ron Jacobs asked if there was any other items before the commission or if there were any public comments before the commission. Upon hearing none the commission entertained a motion by Craig McCoy to adjourn the meeting. Roberta Nichols seconded and all were in favor and the meeting was adjourned at 8:17 p.m.

Respectfully Submitted,

Angie Sexton
Recording Secretary