

**MINUTES**  
**PLANNING COMMISSION**  
**Tuesday, August 23, 2022 – 7:30 PM**  
**25500 Gibraltar- Flat Rock City Hall**

1. **CALL TO ORDER:** 7:31 pm
2. **PLEDGE OF ALLEGIANCE:** Completed by all parties.
3. **ROLL CALL OF MEMBERS:** Present: Chairman R. Smith, L. Bobcean, B. Noble, A. Racisz, and B. Smedley. McKenna representative B. Keeseey.
4. **APPROVAL OF AGENDA:** August 23, 2022. Motion by L. Bobcean, supported by B. Smedley. Motion carried unanimously.
5. **APPROVAL OF MINUTES:** May 23, 2022. Motion by L. Bobcean, supported by B. Smedley. Motion carried unanimously.
6. **PUBLIC COMMENT:** Pat Sell and Sue Kaboskey commented on the definition of the fence ordinance and if hedges apply. Or would they apply to the screening ordinance. Pat Sell commented on property safety concerns, such as dead/decaying trees on neighbors' lots. She would like to see changes or clarification to our fence ordinance and landowners' responsibilities that the city could enforce. Revisions to the fence ordinance will be placed on the next agenda.
7. **PUBLIC HEARINGS:** None.
8. **UNFINISHED BUSINESS:**
  - a) Master Plan Review: McKenna will try to provide the demographics and preview of the Future Land Use map with changes for mixed use on Garden Blvd.
  - b) Auto Pallets  
Owner Chuck Foster expressed how the on-site millings will be beneficial to the operation.  
Building Director Jeff Kemp points out the C.E. Raines letter of denial only refers to Law Street.  
**Motion by A. Racisz to fill major holes and pathways, level site with millings with a condition that the site meets the approval from C.E. Raines. Any true expansion of the use or reconfiguration on the site would need to come back to the Planning Commission and be brought up to current standards that require asphalt dirt or concrete. Supported by B. Smedley. Motion carried unanimously.**
9. **NEW BUSINESS:**
  - a) 26643 W Huron River: Huron River Brewery  
**Motion by B. Smedley to approve the site plans in McKenna's report and the use of the patio concerning parking would be achieved through a variance. Supported by L. Bobcean. Motion carried unanimously.**

- b) Set Public Hearing Date to Consider Amendments to Marijuana Regulations.

Mayor Mark Hammond explained some of key items and city concerns with the ballot proposal for the upcoming election.

**Motion by L. Bobcean to set public hearing to consider amendments to marijuana regulations for September 26<sup>th</sup>, 2022 supported by B. Noble. Motion carried unanimously.**

- 10. PLANNERS CORNER:** None.
- 11. INFORMATION / CORRESPONDENCE:** R. Smith wanted to congratulate S. Beller on his acceptance to City Council. Our loss is their gain.
- 12. PUBLIC COMMENT:** None.
- 13. COMMISSIONER COMMENTS:** None.
- 14. LATE CORRESPONDENCE:** None.
- 15. ADJOURNMENT:** A. Racisz motioned to adjourn, supported by B. Smedley. Motion carried unanimously at 8:51 pm.

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RON SMITH, CHAIRMAN

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ROBERT SMEDLEY, SECRETARY