

VILLAGE OF HONOR PLANNING COMMISSION

MINUTES FEBRUARY 1, 2016

PRESENT; Doug Corner, Jeffie Jones, Bill Ward, Bruce Wildie, Terri Corner.

ABSENT; Chris Flynn.

GUESTS PRESENT; Shellie Milhone, Gary Taylor, Shirley Villeneuve, J. Villeneuve.

- I. Open Meeting, 3:00 PM
- II. Pledge of Allegiance
- III. Approval of Agenda; Motion to approve the agenda as presented, Doug Corner. Second, Jeffie Jones. The motion carried unanimously.
- IV. Approval of Minutes, Jan. 7, 2016; Motion to approve the minutes as presented, Jeffie Jones. Second, Doug Corner. The motion carried unanimously.
- V. Public Input, Items on Agenda. Ms. Milhone and Mr. Taylor, Iron Horse Cycle shop, presented their concerns on an impending public hearing for their business site. An apology was offered from the Commission as to the delay in the scheduled hearing. All agreed that businesses in the village center are extremely important to the village.
- VI. Old Business.
  - A. Work on Residential Zoning Districts. There are questions from the Commission as to the language in the current Zoning Ordinance regarding auto service activity in the village C1 district. Jeffie Jones referenced areas of the current Zoning Ordinance, Article 7, Pg. 22 and pg. 47. Does the current language already allow for auto service or is the interpretation too general when referencing the question of repair, etc.? Should the term Small Engine repair be included in any future language?
  - B. Bruce Wildie presented his concerns as to keeping the residential categories simple and suggested that there be two districts to encompass the entire village. Further discussion is needed.
- VII. New Business.
  - A. Update on Iron Horse Cycle shop public hearing. The public hearing for the Special Land Use application will be scheduled as soon as possible given publish lead times and letters that will need to be sent to surrounding property owners. Chris will meet with the owners to aid them in the site plan requirements.
  - B. Open Meetings Act. Doug Corner reminded all PC members to stay aware of any outside discussion of issues/potential issues/questions that would or may come before the Commission in an open meeting format. The Open Meetings

Act is clear in its requirement that all discussions shall be accessible to the public and even with no quorum present, it may be problematic given the current environment of Village municipal issues.

- VIII. Public Input, Items under Planning Commission jurisdiction. Jeffie Jones brought up several questions referencing the Iron Horse Cycle shop site. Are there adequate fire walls for a repair space at the back of the building? Where are the fumes being exhausted if any? Questions of toxic materials storage and disposal will need to be clear. Given these questions, should the Building Department of Benzie County be brought into the equation? There is a list of issues/questions for discussion for next meeting.
- IX. Close Meeting. The meeting was adjourned at 4:30 PM.

Respectfully Submitted,

Terri Corner, Secretary.