

Village of Bellaire

PLANNING COMMISSION

Commissioners:

Patrick Boyd

Butch Dewey

Fred Harris

Lauryn Keiser

Don Seman

PLANNING COMMISSION MEETING MINUTES

July 6, 2021

5:00 PM

I. Call to Order: The meeting was called to order at 5:00 PM by Chairperson Dewey.

II. Roll Call - Attendance:

Present: Patrick Boyd, Butch Dewey, Fred Harris, Lauryn Keiser, and Don Seman

Absent: None

Staff Present: Nicole Essad, Zoning Administrator

Public Present: Dennis Spillane

III. Approval of Agenda: The agenda was approved as presented.

Motion by Boyd, seconded by Seman to approve the agenda as presented. Motion Passed by unanimous voice vote.

IV. Approval of Minutes – May 25, 2021: The minutes of the May 25, 2021 meeting were approved as presented.

Motion by Boyd, seconded by Harris to approve the minutes of the May 25, 2021 meeting as presented.

Motion Passed by unanimous voice vote.

V. Conflict of Interest: None presented.

VI. Public Comment: None presented.

VII. Old Business: None presented.

VIII. New Business

a. Land Division: Zoning Administrator Essad explain that Mr. Spillane would like to split a lot (Parcel ID 05-41-200-014-00), which consists of two platted lots. The plat was created in 1911. She further explained that both platted lots would meet the minimum requirements for zoning. Mr. Spillane is looking at buying the property to develop into affordable housing for his staff but needs to be sure that it could be split prior to finalizing the deal.

Attached and incorporated herein to these minutes is the Land Division Decision and Order dated July 6, 2021

Deliberations began with Zoning Administrator Essad reading the two (2) proposed general findings of fact. (See **Attached Land Division Decision and Order, pg. 1**).

Motion by Boyd, seconded by Dewey to accept the general findings of fact. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the first standard under Section 49-6 of the Village Code, and the proposed findings of fact for that standard.

Motion by Seman, seconded by Keiser that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the second standard under Section 49-6 of the Village Code, and the proposed findings of fact for that standard.

Motion by Dewey, seconded by Harris that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the third standard under Section 49-6 of the Village Code, and the proposed findings of fact for that standard.

Motion by Boyd, seconded by Keiser that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the fourth standard under Section 49-6 of the Village Code, and the proposed findings of fact for that standard.

Motion by Boyd, seconded by Seman that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the fifth standard under Section 49-6 of the Village Code, and the proposed findings of fact for that standard.

Motion by Dewey, seconded by Boyd that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the sixth standard under Section 49-6 of the Village Code, and the proposed findings of fact for that standard.

Motion by Dewey, seconded by Harris that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the seventh standard under Section 49-6 of the Village Code, and the proposed findings of fact for that standard.

Motion by Dewey, seconded by Seman that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the eighth standard under Section 49-6 of the Village Code, and the proposed findings of fact for that standard.

Motion by Dewey, seconded by Boyd that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the final standard under Section 49-6 of the Village Code, and the proposed findings of fact for that standard.

Motion by Boyd, seconded by Keiser that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad asked if there was a decision based upon the findings of fact.

Motion by Dewey, seconded by Boyd that the Land Division for property located on E Cayuga (lots 6 & 7 Block B, Plat of Briggs and Adams Addition to the Village of Bellaire), Bellaire, Michigan (Parcel ID 05-41-200-014-00) be granted based upon the findings of fact and pursuant to the following conditions, if any. Motion Passed by roll call vote: Dewey -yes, Boyd -yes, Keiser -yes, Harris – yes, and Seman- yes.

- b. **Site Plan Review for Hello Vino:** Zoning Administrator Essad explained that Hello Vino is seeking a change of use from primarily retail to an eating/drinking establishment without a drive thru.

Attached and incorporated herein to these minutes is the signed Site Plan Review Decision and Order dated July 6, 2021

Deliberations began with Zoning Administrator Essad reading the three (3) proposed general findings of fact. (See **Attached Site Plan Review Decision and Order, pg. 2**).

Motion by Boyd, seconded by Keiser to accept the general findings of fact. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the first standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 2**).

Motion by Dewey, seconded by Boyd that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the second standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 2**).

Motion by Dewey, seconded by Harris that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the third standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 2-3**).

Motion by Boyd, seconded by Keiser that this standard is not applicable. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the fourth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 3**).

Motion by Boyd, seconded by Dewey that this standard is not applicable. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the fifth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 3**).

Motion by Dewey, seconded by Keiser that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the sixth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 3**).

Motion by Dewey, seconded by Boyd that this standard will be met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the seventh standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 3-4**).

Motion by Boyd, seconded by Harris that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the eighth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 4**).

Motion by Dewey, seconded by Seman that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the ninth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 4**).

Motion by Dewey, seconded by Boyd that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the tenth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 4**).

Motion by Boyd, seconded by Harris that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the eleventh standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 4**).

Motion by Dewey, seconded by Keiser that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the twelfth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 4-5**).

Motion by Boyd, seconded by Seman that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the thirteenth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 5**).

Motion by Dewey, seconded by Harris that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the fourteenth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 5**).

Motion by Boyd, seconded by Dewey that this standard is not applicable. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the fifteenth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 5**).

Motion by Dewey, seconded by Boyd that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the sixteenth standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 5**).

Motion by Dewey, seconded by Harris that this standard has been met. Motion Passed by unanimous voice vote.

Zoning Administrator Essad then read the final standard under Section 6.05, and the proposed findings of fact for that standard. (See **Attached Site Plan Review Decision and Order, pg. 5-6**).

Motion by Boyd, seconded by Keiser that this standard is not applicable. Motion Passed by unanimous voice vote.

Zoning Administrator Essad asked is there was a decision based upon the findings of fact.

Motion by Dewey, seconded by Seman, that the site plan for property located at 122 N Bridge, Bellaire, Michigan (Parcel ID 05-41-010-065-00 be granted based upon the findings of fact and pursuant to the following conditions, if any. Motion Passed via roll call vote: Dewey- yes, Seman – yes, Boyd- yes, Keiser- yes, and Harris- yes.

Attached and incorporated herein to these minutes is the signed Site Plan Review Decision and Order dated May 25, 2021

IX. Correspondence/Reports: None presented.

X. Member/Public Comment: None presented.

XI. Adjourn: The meeting was adjourned at 5:38 PM to the call of the chair.

Minutes compiled by:
Nicole E. Essad, Zoning Administrator

Minutes are subject to approval.

Approved: _____

Date: _____