

Port Sheldon Township Planning Commission
April 26, 2017

Vice-chair DeLeeuw called the meeting to order at 6:03 p.m.

PRESENT: DeLeeuw, Monhollon, Petroelje, Stump, Timmer, Van Ginhoven

ABSENT: Van Malsen

STAFF: Davis, Nathan Mehmed from Williams and Works

Motion by Van Ginhoven to approve the minutes of the March 22, 2017 meeting, supported by Monhollon and carried.

PUBLIC HEARING:

1. Scott Allen for Special Use to operate an online firearms sales business at 15832 Fillmore St., parcel #70-11-02-100-041. DeLeeuw opened the hearing. Davis explained that while this request was approved at the March meeting, a public hearing should have been held and due to administrative errors a hearing was not set.

Neighbor Carl Nelson stated he has no objection to the sales, but asked about shooting, saying he hears shooting for 2-3 hours, disturbing him and his workers. Applicant Allen stated that pistol shooting sounds come from his neighbor, not Allen's property. Allen stated there will be no shooting associated with his business. Allen recapped his proposal, to assemble firearms for on-line sales and auctions; there will be no shooting or testing of guns on his property. Allen needs township zoning approval before he can apply for approval from the Bureau of Alcohol, Tobacco, Firearms and Explosives. Commissioner Stump read a letter from Barb Bruder of neighboring Grand Haven Township, after which Bruder spoke about her concerns. Stump also read a letter from Angie Rowan concerned about excessive shooting. De Leeuw summarized the minutes from the March meeting to address some of the concerns. Bruder was also concerned about a new neighbor who potentially shoots for up to 3 hours at a time. That new neighbor, Richard Haas, was present and replied that Allen does not shoot very much and that Hass himself shot for a half-hour and has only done so once since moving in due to the cost of ammunition. Haas further stated that he bought a home in Port Sheldon Township because it does not have a shooting ordinance, and not in Grand Haven Township, across the street, which has a shooting ordinance. Bruder clarified that they had determined it was another neighbor and that they will work it out. Van Ginhoven stated he is comfortable with the motion made at the last meeting approving this request. **Motion by Monhollon to approve this Special Use with the following conditions:**

- 1. There shall be no exterior modifications to the home to accommodate the firearms business with the exception of the permitted two (2) square foot identification signs, unless a modification is proposed to properly secure the dwelling for security reasons.**
- 2. The firearms business shall be conducted within the single family dwelling. No portion of the business shall occupy an accessory building unless permitted by the Zoning Ordinance.**

3. **The operator of the business shall be the owner of the dwelling and reside at the dwelling. The dwelling shall not be rented, leased or traded to another person to operate the business.**
4. **There shall be no discharge of firearms in association with the business on the property outside the normal use of firearms permitted by Township, County, State or Federal law.**
5. **The owner shall not establish an outdoor shooting range or target range in association with the firearms business.**
6. **This special land use permit shall expire upon the change of ownership of the property.**

Motion supported by Petroelje and carried.

NEW BUSINESS:

1. Final PUD Site Plan from Lakeshore Sand for the Arborwood Development on parcel 70-11-01-200-008. Davis and Mehmed clarified that the applicant needs private road approval and planning commission approval on the final PUD. Both the final PUD site development plan and the private road will be on the May 24th Planning Commission agenda. The Township Board will need to grant final preliminary plat approval in June before construction can begin. **Motion by Petroelje to table this request until the regularly scheduled May 24th meeting. Motion supported by Van Ginhoven and carried.**

DeLeeuw adjourned the meeting at 6:37 PM.

Lori Stump