

**MINUTES OF DIMONDALE PLANNING COMMISSION**

**REGULAR MEETING**

**136 N. Bridge Street, Dimondale, MI 48821**

April 26, 2021

James P. Gallagher, Clerk

7:08 p.m. Regular meeting called to order by Chairperson Macak.

Macak led the Pledge of Allegiance.

**Roll call** Present: Macak (Dimondale), Reiffer (Dimondale), Reznick (Dimondale), Roesner (Dimondale)

Absent: Haynes

Also present: James Gallagher, Village Manager; Mike Daly-Martin, Planning Consultant; Troy Dean, Modern Design Mechanical owner; Bill Fabijancic, WTES Assistant Fire Chief; Betsy Kelly, Recording Secretary.

**Approval of Agenda**

Motion by Roesner, second Reiffer, to approve the April 26, 2021 agenda as presented.

Motion carried.

**Public Session**

No comments were received.

**Business Session**

1. Motion by Reznick, second Roesner, to approve the minutes of the March 22, 2021 regular meeting as presented. Motion carried.
2. Macak introduced site plan #2 from Modern Design Mechanical for member consideration. Gallagher noted that the following details have been added: fencing material and placement; location of exterior lighting; parking allocation; on-site loading zone; landscaping plan; removal of wood burning stove and dumpster location. The Commissioners reviewed Daly-Martin's staff report with focus on the two existing driveways. Discussion followed regarding installing permeable aggregate in front of the gate for emergency services access; pedestrian safety issues; previous existence of non-conformity; impact of possible future road improvements; limited use of gated access; and adding signage on doors and gate indicating loading/unloading traffic along with a visual reminder on the pavement/sidewalk. Motion by Roesner, second Reznick, to approve site plan #2 adding "loading zone" signage for driveways and doors facing Bridge Street and all applicable conditions recommended by WTES. Roll call vote: Yes: Macak, Reiffer, Reznick, Roesner; No: none; Absent: Haynes. Motion carried.
3. Macak initiated discussion on the Special Use Permit for Modern Design Mechanical. Gallagher presented a recommendation from the Zoning Administrator and the Planning Consultant to schedule a new Public Hearing for transparency purposes because the applicant was not in attendance at the December hearing to answer questions. Discussion followed regarding ability to approve SUP due to previous public hearing and allowing full public participation. Motion by Reznick, second Reiffer, to schedule a public hearing for the Special Use Permit request from Modern Design Mechanical, 109 W. Jefferson Street, on May 24, 2021 at 7:00 p.m. Roll call vote: Yes: Macak, Reiffer, Reznick, Roesner; No: none; Absent: Haynes. Motion carried.
4. No matters were brought forth during public session.
5. No communications were received.
6. No reports were received.
7. No new business was presented.

With no additional business, Macak adjourned the meeting at 8:52 p.m.

