

**PLANNING COMMISSION  
MINUTES  
MAY 27, 2008**

Chairman Conley called the meeting to order at 6:00 p.m., Tuesday, May 27, 2008 in the Council Chambers.

ROLL CALL: Present: Commissioners Councilmember Deb Greene, Mayor Beach Hall, Owen Lamb, Alan Meyer, City Mgr. Mark Slown, Milton Very, Charles Vogelheim, Ray Zielinski and Del Conley.  
Absent: None.

Also present: Engineering Assistant Toby Kuznicki and Recording Secretary Judy Darga.

**APPROVAL OF MINUTES**

Comm. Meyer made a motion, seconded by Comm. Vogelheim, to approve the minutes of the April 28, 2008 meeting. Ayes: All. Motion carried.

**CITIZENS APPEARING:** None

**REPORTS:**

Slown is working with the owner of 145 N. Third St. regarding safety and clean up of the property.

Hall informed the members of a Business Buzz gathering at the Rogers City Area Senior and Community Center on June 4 from 7:15 am until 8:30 am.

Greene questioned the length of time a business has to put up a sign and finish the exterior after site plan approval. Slown stated that applicants have one (1) year from site plan approval to finish construction.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**PUBLIC HEARING – SPECIAL USE PERMIT – CASH’S AUTOMOTIVE 1186 W. THIRD**

Chairman Conley opened the public hearing at 6:06 pm. to take public comment on the special use permit for expansion of a legal non-conforming use at 1186 W. Third St.

**John Vogelheim**, property owner within 300 ft, stated that as long as he can remember, Cash’s Automotive has been in the oxygen and acetylene business along with other automotive supplies. He stated he has absolutely no problem with the construction of the tanks and it is a business in town. He considers it as an extension of the current business and hopes that the Planning Commission considers it in the same way.

Recording Secretary Darga read a letter from **Elizabeth Grigg**, 745 Pinewood Ave. against the special use permit.

**Comm. Meyer** stated that these new tanks will hold the same acetylene, oxygen, argon and hydrogen gases that have been stored in smaller tanks within the garage. He stated the new tanks are in better shape than the smaller tanks in the garage. There being no further comments from the audience, Chairman Conley declared the public hearing closed at 6:13 pm.

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Comm. Greene was concerned with the safety of the elderly neighbors living next door. Comm. Meyer stated that these tanks are farther away from the neighbor's houses than the smaller tanks which have been stored in the garage for years.

**RESOLUTION: PC2008-08**

Comm. Very made a motion, seconded by Comm. Zielinski, to approve the special use permit for the legal non-conforming expansion of business at 1186 W. Third St.

ROLL CALL: Ayes: Zielinski, Vogelheim, Very, Slown, Meyer, Lamb, Hall, Greene and Conley.

Nays: None. Motion carried.

**SITE PLAN REVIEW – CASH'S AUTOMOTIVE - 1186 W. THIRD ST.**

Chairman Conley stated that the staff report indicated that there was no problem with site plan except for three contingencies, which include: fencing in the tanks, installing security lighting, and two "keep out" signs.

**RESOLUTION: PC2008-09**

Comm. Hall, made a motion, seconded by Comm. Very, to approve the site plan for construction of four above-ground storage tanks at 1186 W. Third St. contingent upon the following items:

- Installation of six (6) foot high fence.
- Posting of two "KEEP OUT: AUTHORIZED PERSONNEL ONLY" signs on the fence.
- Installation of appropriate safety/security lights.

ROLL CALL: Ayes: Vogelheim, Very, Slown, Meyer, Lamb, Hall, Greene, Zielinski and Conley.

Nays: None. Motion carried.

**OTHER BUSINESS: None.**

**ADJOURNMENT**

Chairman Conley declared the meeting adjourned at 6:30 p.m.

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Del Conley, Chairman

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Judith A. Darga, Recording Secretary