

Hamlin Planning Board *Minutes*
Monday, February 2, 2015
 7:30 p.m.

The regular scheduled meeting of the Hamlin Planning Board was called to order by the Chairperson Linda Morey at 7:30 p.m. at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The location of the fire exits and the AED were explained for those present. It was asked that all cell phones and pagers be turned off for the duration of the meeting.

Members present: Steve Lauth, Peter Tonery, Dave Martin, Linda Morey, Judith Hazen, and Dave Wolfe. Also present Councilperson Dave Rose, Jeanine Klopp Conservation Advisory Board Member, JP Schepp Town Engineer, and Attorney Keith O'Toole
 Resident representatives present: Rich Maier, David Strabel
 Residents present: John & Linda DeRue, Jim Guion, Kevin Truelson, Peter Yackel

A motion was made by Judith Hazen, seconded by Steve Lauth to approve the January 5, 2015 meeting minutes as submitted.

Members polled: Steve Lauth aye, Peter Tonery aye, Dave Martin aye, Linda Morey aye, Judith Hazen aye, Dave Wolfe aye. All in favor. Motion carried.

Proof of Publication

The clerk read the proof of publication.

PUBLIC HEARING

MULTIPLE LOT SUBDIVISION

**JAMES & CINDA GUION
 2400 ROOSEVELT HIGHWAY, HAMLIN**

Application of James H. Guion; owners: James H. & Cinda Guion; for "Preliminary & Final" Multiple Lot Subdivision Approval for property known as J & C Guion Subdivision to revise the lot lines of the existing 58.609 acre parcel located at 2400 Roosevelt Highway, Hamlin in an R-L zone. Tax Account #s – 029.02-2-28.1; 029.02-2-28.2; 029.02-28.32; 029.02-2-28.34; 029.02-2-28.35.

Rich Maier represented the applicant and reviewed the project before the Board.

Chairperson Linda Morey opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address.

There were no comments or concerns from those present.

Chairperson Linda Morey closed the Public Hearing.

A motion was made by Steve Lauth, seconded by Peter Tonery to grant the Application of James H. Guion; owners: James H. & Cinda Guion; "Preliminary" Multiple Lot Subdivision Approval for property known as J & C Guion Subdivision to revise the lot lines of the existing 58.609 acre parcel located at 2400 Roosevelt Highway, Hamlin in an R-L zone. Tax Account #s – 029.02-2-28.1; 029.02-2-28.2; 029.02-28.32; 029.02-2-28.34; 029.02-2-28.35. This is a Type II SEQR. The Short EAF and the County Comments have been received.

Members polled: Steve Lauth aye, Peter Tonery aye, Dave Martin aye, Linda Morey aye, Judith Hazen aye, and Dave Wolfe aye. All in favor. Motion carried.

A motion was made by Steve Lauth, seconded by Peter Tonery to grant the Application of James H. Guion; owners: James H. & Cinda Guion; "Final" Multiple Lot Subdivision Approval for property known as J & C Guion Subdivision to revise the lot lines of the existing 58.609 acre parcel located at 2400 Roosevelt Highway, Hamlin in an R-L zone. Tax Account #s – 029.02-2-28.1; 029.02-2-28.2; 029.02-28.32; 029.02-2-28.34; 029.02-2-28.35.

Members polled: Steve Lauth aye, Peter Tonery aye, Dave Martin aye, Linda Morey aye, Judith Hazen aye, and Dave Wolfe aye. All in favor. Motion carried.

AGENDA

COMMERCIAL SITE PLAN APPROVAL

**KEVIN & VIRGINIA TRUELSON
89 ROTHS COVE, HAMLIN**

Application of Kevin Truelson; owners: Kevin & Virginia Truelson; for Commercial Site Plan Approval for property known as Times Square Subdivision for Outdoor Automobile sales of high end automobiles to be named Bob's Car Sales to be located at 1722 Lake Road, Hamlin; in a C-GB zone. Tax Account# - 029.03-3-2.1.

Rich Maier represented the applicant and reviewed the project before the Board. This is 1 of 2 lots created by the owner in the past. County comments came back with no comments. The Board, Town Engineer and the Board Attorney each had additions they wanted on the plan.

A motion was made by Peter Tonery, seconded by Dave Wolfe to table the application of Kevin Truelson; owners: Kevin & Virginia Truelson; for Commercial Site Plan Approval for property known as Times Square Subdivision for Outdoor Automobile sales of high end automobiles to be named Bob's Car Sales to be located at 1722 Lake Road, Hamlin; in a C-GB zone. Tax Account# - 029.03-3-2.1; until March 2, 2015 when the plan can be submitted to the Board with the required changes.

Members polled: Steve Lauth aye, Peter Tonery aye, Dave Martin aye, Linda Morey aye, Judith Hazen aye, and Dave Wolfe aye. All in favor. Motion carried.

AGENDA

SITE PLAN APPROVAL

**CHRIS BARNETT/JUDI LESTER
6056 COLUMBIA STREET, HASLETT, MI**

Application of David Strabel; Property owners: Chris Barnett/Judie Lester; for Site Plan Approval to reconstruct existing cottage located at 9560 Beachwood Park, Hamlin in an S/R zone. Tax Account# 001.16-3-4. The applicant has received the following variances from the ZBA: Town Code§520-21-C-(2)(a) for minimum rear setback of 13' where the code requires 35'; Town Code§520-21-C-(2)(c) for a minimum front setback of 25' where the code requires 35'; and Town Code§520-21-C(5) for maximum lot coverage with impervious surface of 26% (which includes the deck) where the code requires 15%. The following variances were determined to be not required; Town Code§520-21-C-1-A for minimum lot size; Town Code§520-21-C-1-3 for minimum lot width; Town Code§520-21-C-2-3 for side yard setback; and Town Code§520-21-C-3 for minimum building size.

Dave Strabel represented the applicant and reviewed the project before the Board.

The variances required were granted from the Zoning Board of Appeals. There were no issues or concerns from anyone present.

A motion was made by Dave Wolfe, seconded by Peter Tonery to schedule a Public Hearing for the Application of David Strabel; Property owners: Chris Barnett/Judie Lester; for Site Plan Approval to reconstruct existing

Attorney Keith O'Toole spoke on a possible code change for the required height of fences in the community.

ADJOURNMENT

A motion was made by Dave Wolfe, seconded by Steve Lauth to adjourn tonight's meeting barring no further business.

Members polled: Steve Lauth aye, Peter Tonery aye, Dave Martin aye, Linda Morey aye, Judith Hazen aye, and Dave Wolfe aye. All in favor. Motion carried.

Minutes respectfully submitted by,
Cheryl J. Pacelli

Clerk to the Support Boards

The next scheduled meeting of the Hamlin Planning Board will be held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin on Monday, March 2, 2015 at 7:30 p.m. The deadline for all applications is Wednesday, February 18, 2015 at 12 noon.