

Harrisville City Planning Commission Meeting  
363 W. Independence Boulevard  
7:00 p.m., August 10, 2016

Commissioners: Steve Weiss  
William Smith  
Kevin Jensen  
Chad Holbrook  
Roger Shuman  
Brenda Nelson  
Blair Christensen  
Pat Young

Staff: Shanna Edwards (Secretary)  
Michael Junk (City Attorney)

**Visitors:** Mayor Bruce Richins, Ann Richins, Elizabeth A. Knudson, Michelle Tait, Arnold Tait

Commissioners Jensen and Christensen were excused. Chairman Weiss called the meeting to order and welcomed everyone.

**1. CONSENT APPROVAL of Planning Commission Meeting Minutes July 13, 2016.**

MOTION: Commissioner Young motioned and Commissioner Holbrook seconded to approve minutes of planning commission meeting held July 13, 2016, as written. Voting was unanimous.

**2. REVIEW/DISCUSSION/ACTION on a conditional use permit request from Arnold and Michele Tait for small auto repair business in an existing accessory building behind their home at 775 North Harrisville in the CP-2 Zone**

INFORMATION: Attorney Michael Junk explained that the Tait's have property that is zoned commercial. The auto repair shop is a permitted use in that zone, and essentially they have the right to have this type of business; however, under the statute they need to have a conditional use permit to conduct the business. The planning commission's role in issuing a conditional use permit is to make sure that they comply with certain requirements in the statutes. Working late at night could cause annoyance. In the statute, there are limitations on the hours they can work on vehicles, parking of vehicles, etc. The planning commission is to make sure conditions are imposed and set forth in the conditional use permit they issue to the Tait's in order for them to conduct the business, but are subject to the conditions imposed. A small auto repair business is a permitted use in the CP-2 Zone; therefore, in his opinion, the conditional use permit should be issued with conditions.

RESPONSE: Arnold and Michelle Tait (775 North Harrisville Road)

Arnold Tait explained that he hired a contractor, secured a building permit, and built the shop following city requirements. He has his certification and mainly works on diesels. Michelle Tait said her husband works full time, comes home from work, and works in the shop sometimes until 10:00 p.m. Commissioner Holbrook pointed out that the special use regulations require that vehicle repair should take place in an enclosed building and specifies that working hours are to be from 8:00 a.m. to 8:00 p.m. He asked about parking. Mr. Tait said he has two stalls in the building maybe one or two outside. Michelle Tait stated that when he gets through working on the vehicles he sometimes parks them out in front of the property. She said they have fewer cars

parked on their property now than they did when their children all lived there with them. She said the shop building is not visible from the road because it is behind the home. Commissioner Young asked how they dispose of used oil, etc. Mr. Tait said he takes it to Westland who disposes of it. There is a gravel parking area in the rear. Commissioner Nelson asked about the closest neighbors and if Tait's have received any complaints. Michelle Tait said "not directly to them." Commissioner Nelson asked if complaints concerned noise. Arnold Tait said the police have been called out about five times, and have not found any basis for the complaints. He said a neighbor did come over at about 10:00 p.m. one time and ask his associate if he was through working. Mr. Tait said he did not know about the 8:00 p.m. time restriction. When asked, he reported that the area of the business does not exceed 10 percent of the property.

**MOTION:**

Commissioner Holbrook motioned to approve the conditional use permit request from Arnold and Michele Tait for small auto repair business with the stipulation that business hours are from 8:00 a.m. to 8:00 p.m. At the suggestion of the city attorney, he amended the motion to include approval based on compliance with all requirements as set forth in paragraph 11.14.020.8 of the Land Use Ordinance. The motion and addition were seconded by Commissioner Smith and voting was unanimous.

**3. PUBLIC COMMENTS:**

Elizabeth Knudson asked if it would be appropriate to address the permit that was just issued or if public comments need to be general. Chairman Weiss said they need to be general. In that case, she said she had no comment.

**4. ADJOURN:** At 8:25 p.m., Commissioner Smith motioned and Commissioner Nelson seconded with unanimous approval to adjourn. The next regularly scheduled planning commission meeting will be held September 8, 2016, 7:00 p.m. at the city hall.

Shanna C. Edwards  
Secretary

Steve Weiss  
Chairman