

**DRAFT MINUTES OF THE CHARTER TOWNSHIP OF SHELBY PLANNING COMMISSION  
REGULAR MEETING HELD NOVEMBER 26, 2018, IN THE SHELBY TOWNSHIP  
MUNICIPAL BUILDING, 52700 VAN DYKE, SHELBY TOWNSHIP, MICHIGAN.**

Planning Commission Chairman Moffitt called the meeting to order at 7:00 p.m.

PC Members Present: Lisa Casali, Aseel Putros, Anthony Apone, Phil Turner, Doug Wozniak, Raquel Moore, Carl Dallo, Lucia DiCicco, Jerome Moffitt

Members Absent: None

Also Present: Glenn Wynn, Township Planner  
Bob Kirk, Township Attorney  
16 people in the audience

**APPROVAL OF AGENDA**

Motion by Casali, supported by DiCicco, to approve the agenda. Motion carried.

**APPROVAL OF MINUTES**

Motion by DiCicco, supported by Dallo, to approve the minutes of October 22, 2018 as submitted. Motion carried.

**CORRESPONDENCE**

Rochester Hills Draft Master Plan Update – Planning Director Wynn gave an update on the draft master plan for the City of Rochester Hills. State law requires each municipality to distribute copies of their master plan to surrounding communities for review and comment. Rochester Hills shares a common boundary with Shelby Township along Dequindre Road. Wynn reported that there are no obvious conflicts with the Rochester Hills plan and Shelby Township. He recommended that the Planning Commission support the city's master plan.

Motion by DiCicco, supported by Dallo, to support the adoption of the City of Rochester Hills Master Plan.

ROLL CALL VOTE: AYES: DiCicco, Dallo, Casali, Putros, Apone, Turner, Wozniak, Moore, Moffitt  
NAYS: None

Motion carried.

**SITE PLANS:**

**Site Plan #18-46 Jacob Barker; 4139 Auburn Road (Parcel No. 23-07-29-352-035), north side of Auburn Road, east of Ryan Road; Class A Non-Conforming Use**

Jacob Barker, 3945 Rohr Road, Lake Orion, Michigan is the applicant. He explained to the Planning Commission that the Class A Nonconforming designation is needed to complete the sale of his home at 4139 Auburn Road. The existing home is zoned C-1 and if the building were destroyed, the new owner could not rebuild as a single family home.

Wynn confirmed this and recommended approval of the application.

Motion by Turner, supported by Moore, to approve the Class A Nonconforming Use application for Jacob Barker, 4139 Auburn Road, based on the following findings:

1. The continued use of the existing single family home will not negatively impact any abutting land uses.
2. The Class A designation would allow the applicant to rebuild this site if destroyed by a fire or another natural disaster.
3. There are no plans to develop the C-1 zoned portion of the site for commercial purposes at this time.
4. The C-2 zoning designation is not appropriate for this location given surrounding development pattern which consists largely of single family homes.

ROLL CALL VOTE: AYES: Turner, Moore, Casali, Putros, Wozniak, Apone, Wozniak, Dallo, Moffitt  
NAYS: None

Motion carried.