

**Meeting of the Planning Commission
City of Tuscola**

Date: September 1, 2011

Agenda: Consider two applications for special use permits: 1) request by Linda Anderson to allow a single family residence and accessory structures on a lot less than five acres at 952 East County Road 1150 North, which is zoned T, Transitional; and 2) a request by Rosa Hollenbeck to allow a pet grooming business in an accessory structure on the property at 821 East Overton Street, which is zoned D-3, Mobile Home Dwelling District.

Minutes: The meeting was reconvened by Chairman Steve Hilgendorf at 7:00 PM. It was noted that the meeting originally scheduled for August 25, 2011 had been adjourned due to lack of a quorum, and continued to this date and time. Roll call was taken.

Five members were present. Hilgendorf declared a quorum.

Hilgendorf read the request by Linda Anderson and noted that it was accompanied by a site plan, that adjacent property owners had been notified, and that notice of the meeting had been published. Linda Anderson explained that she hoped to build a home and one or two accessory structures on the property, which had been divided into two parcels. MacGibbon made a motion, seconded by Poindexter, to recommend approval of the special use permit to the City Council. Roll call was taken, as follows:

Name	Present	Absent	Yea	Nay
Terry Poindexter	X		X	
Randy Hastings	X		X	
Alan Hettinger		X		
Steve Hilgendorf	X		X	
Jeff Blackburn		X		
Duncan MacGibbon	X		X	
Jerry Reynolds	X		X	

Hilgendorf then read the request by Rosa Hollenbeck and noted that it was accompanied by a site plan, that adjacent property owners had been notified, and that notice of the meeting had been published. Rosa Hollenbeck explained that she intended to start-up a dog grooming business and that her hope was to move into a larger commercial space within a few years. Board members asked questions concerning the number of parking spaces needed, which Hollenbeck estimated at four based on her capacity for clients. She noted that six parking spaces were possible on the right-of-way in front of the property, although some members questioned whether diagonal parking would be permissible in that location, noting that three parking spaces might be the maximum. There was also discussion on barking dogs, which Hollenbeck acknowledged was a concern. She noted that the dogs would be housed inside, though. Hilgendorf then noted a letter received from Naomi Conner at 900 E. Pembroke in opposition to the request due to concerns with traffic and parking. A copy of the letter is attached hereto.

MacGibbon made a motion, seconded by Poindexter, to recommend approval of the special use permit to the City Council. Roll call was taken, as follows:

Name	Present	Absent	Yea	Nay
Terry Poindexter	X		X	
Randy Hastings	X		X	
Alan Hettinger		X		
Steve Hilgendorf	X		X	
Jeff Blackburn		X		
Duncan MacGibbon	X		X	
Jerry Reynolds	X			X

The meeting was adjourned at 7:25 PM

Submitted by: Jerry Reynolds
Secretary