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CITY OF PERRY

Planning Commission Meeting Minutes

June 1, 2020

Meeting conducted in Perry City Hall Council Chambers

Members Present: Cottrell, Sanford, Ottke, Porter, Lambert, Elliott -- Member Absent: Lewis

Guests Present: John Souder, Leland Scott, James Huguelet, Todd Brannock – Motembo Foods

Meeting called to order at 7:08 PM by Chairman (Ottke)

Approval of Agenda: Moved by Cottrell, Second by Sanford - Passed Unanimously

Approval of Minutes from May 4, 2020 Meeting: Moved by Elliott, Second by Cottrell - Passed Unanimously

Old Business:

- Motembo Foods – Rezoning Request from B-1 to I-1 (Parcel #: 024-58-006-000)

Todd Brannock of Motembo Foods and John Souder of the Perry DPW discussed the information that had been previously requested regarding Motembo Foods' potential needs. In summary Motembo's water and sewer needs appear to be manageable given Perry DPW's current systems.

Mr. Brannock explained to the group that the proposed Motembo operation will consist of a kitchen, office area, warehouse, and small retail store front area. The Perry operation will be focused on developing, warehousing, and distributing of its butter and soup products. The actual volume production will be done in conjunction with "co-processors" at other locations. The finished butter and soups will be transported to the Perry location for warehousing and distribution.

Based on the results of these discussions, a motion was made by Elliott, seconded by Porter, and unanimously approved to schedule a public hearing on the rezoning proposal to be held on Monday, July 6, 2020 at 7:15 PM in conjunction with the Commission's July meeting.

- Parks and Recreation

After limited discussion Elliot agreed to invite Perry Parks and Recreation Committee representative (Chris Powell) to our July 6th meeting to review their current activities, future plans, and support needed from the Planning Commission.

- Fee Schedules

Further discussion and action on this topic was tabled until the August 3, 2020 meeting due to other priority items on the July agenda.

New Business:

- After a brief discussion regarding the notification lead time required (15 days) for the Planning Commission to call a special meeting (Perry City Ordinance 1220.04), the group agreed to review and propose revisions of the ordinance at the July 6th meeting. Any proposed revisions

will be consistent with the Michigan Planning Enabling Act (Act 33 of 2008) and the Michigan Open Meetings Act.

Meeting Adjourned at 8:20 PM by Ottke

Meeting Minutes Submitted By: Larry Lambert – Secretary