

**MANCHESTER TOWNSHIP PLANNING COMMISSION**  
**Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158**  
**Public Hearing May 6, 2021**  
**7:00 p.m.**

A. CALL TO ORDER BY CHAIR

The meeting was called to order at 7:00 p.m.

Members Present: Mike Walter, John Seefeld, George Daubner, Dave Thompson, Michelle Stace, and Doug Brooks

Members Absent: Sybil Kolon

Notetaker: Nathan Booth

Others Present: John Enos, Ron Milkey (8700 Sharon Hollow Rd.), Ryan Hastings (20616 Logan Rd.), Mark Huthison (20735 Logan Rd.), David Takessian (20750 Logan Rd.)

B. APPROVAL OF AGENDA

A motion was made by Daubner with a second by Thompson to approve the agenda. All ayes. Motion carried.

C. STATEMENT OF REASON FOR HEARING

Walter- We are here to discuss a request made by Ryan Hastings, who is requesting a conditional use to allow him to use his property for commercial use. He currently is operating the business, but he wants to make sure it is legitimate.

Enos- It is pretty straight forward. In this rural agricultural district, home occupations are permitted under a process where the neighbors are notified, and the planning commission has the opportunity to review. The operation accessories vehicles. The property has been significantly improved. He is willing to add fencing or screening if necessary. With the commissioners' review you will approve or deny the special use permit.

Walter- At this time I will ask the petitioner to summarize the project.

Hastings- Hello, I am Ryan Hastings. I own Hastings Performance. The business was started before I moved to Manchester. We bought the property because of a pretty good sized shop on the property. At the time, the business was not meant to become full-time. I worked at GM and it got a little bit old. We recently started a family, and I want to be closer to home. I do lift kits, mud flaps, tires, wheels, etc. I primarily work on side x sides and diesel trucks. We have been here a little over 3 years now. We did a lot of work to the property and barns.

Daubner- Are you in operation now?

Hastings- Yes.

Daubner- Why are we doing this conditional use permit then?

Enos- The applicant was unaware that it was required as a home based business. Mr. Macomber notified him of going through the correct process of getting a permit.

Brooks- What is the property size?

Hastings- I own 14.5 acres. The main shop I work out of is a 40'x100' pole barn. I use the other barn to keep things out of the yard and looking nice and clean.

Enos- I think it is a reasonable request and am recommending approval.

Daubner- Where is the line between home occupation and commercial.

Enos- The biggest part is that they live on the property and the second is that it is a single family residential home.

Thompson- How big do you think it is going to get?

Hastings- Honestly, I am content where it is at. I would like to gear the business towards side x sides but still work on truck accessories.

Enos- What would be a reasonable number of vehicles awaiting accessorizing that you think you could work with. Just so it does not turn into a giant repair shop with vehicles all over.

Hastings- The pole barn can easily fit 6 vehicles inside. The parking lot can easily hold at least 10.

Enos- Is 10-15 a good number that is awaiting repair outside?

Hastings- Yes, I would not want more than that outside. I also have a few neighbors that came with me to speak.

Takessian- I live right next door, I have been here for 16 years. I would say for all of the people that run businesses out of their homes, it is the cleanest I have ever seen. The lawn is always cut and vehicles are put away nice. I also want to point out that the people he hires young students that are still in the school systems and getting their careers going.

Hastings- When I went to school, I was in the SWWC automotive program and that's how I got into this. I hired a student that goes to the SWWC automotive program and then comes to work with me.

Takessian- His old automotive teacher told me that he was one of the best in his class.

Hastings- We moved her and my parents who lived in Milan loved the town so much that they moved out here too. We are a fairly new business, but we still sponsor some teams. We are also part of the commerce. We recently just worked with the Make A Wish Foundation to accessorize a local girls Jeep.

Brooks- Does this permit go to the person or to the property.

Enos- I was going to say, a couple of conditions would be, you have to reside on the property, and if you sell the business they have to come back to the business.

D. PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

Walter- At this time I would like to open the floor to public comment.

Huthison- I have lived across the street for 15 years and Ryan being there is definitely an upgrade.

Walter- I have a couple of letters that were written in by people who could not attend tonight. First is Brenda Schrader, she said that she has absolutely no issues with the home based business that is involved in this public hearing. Next is from Connie Pratt, she said that she has no problems with the request.

Milkey- We have a lot of home based businesses in the township. Ryan did want to make this as legal as possible. I want to commend him for going above and beyond.

E. COMMENTS FROM THE COMMISSIONERS

Enos- Some conditions we will have is; no more than 3 full time employees, not including yourself, working at the business, no more than 15 vehicles awaiting service outdoors, you must reside on the property, if you sell the property they must come back to the planning commission.

A motion was made by Thompson with a second by Brooks to consider this request. There was a roll call vote. The vote was unanimous. The permit was issued.

F. ADJOURNMENT

A motion was made by Daubner with a second by Thompson to adjourn the meeting. All ayes. Motion Carried. Adjourned at 7:37 p.m.

Nathan Brooks

Michael Walter 6/3/2021

Chair person  
Michael Walter