

**Planning Commission  
Minutes for 2-25-2020  
Special meeting for review of Fat Boys American Diner Site plan**

Meeting called to order by Melanie Conway at 6:30 PM and the Pledge of Allegiance was recited.

**Roll Call Attendance:**

Present: Marsha McKee, Linda Barkell, Melanie Conway, Mike Conway and Rick LaBoda

Absent: none

Staff Present: Mark Janeczko, BEO and Zoning Administrator

Guests: 1

**Approval of the Agenda:** Agenda reviewed by all present and motion by Mike Conway and 2<sup>nd</sup> by McKee to accept the agenda as written. All in Favor, M/C.

**Public Comments:** none

**New Business:** Purpose of this meeting was to review the site plan submitted to the Planning Commission by Dustin Marshall and Shelby Shelton owners of the Fat Boys American Diner located at 2800 Dodge Lake Rd, Harrison, MI. Marshall and Shelton have been issued a zoning permit under Article 3.2.A.3 and hope to have the restaurant up and running shortly. The site plan also is showing the possibility of obtaining a "tavern" license for Beer and Wine. The site plan also included the possibility of a laundromat in the future next to the Diner. It was discussed and decided that the restaurant parking is okay for restaurant patrons only. Should a laundromat go in there is a possibility that more parking may be needed to accommodate laundromat patrons and will be evaluated when the time comes. There was an agreement by all that "if the parking remains the same on the North and West sides of the restaurant and remains as is, the guidelines are met for restaurant parking only". Motion by Linda and 2<sup>nd</sup> by Mike Conway, All in Favor, M/C. The owners of the Diner will need to request a Special Use Permit for a Tavern operation, should they obtain a State License for Beer and Wine. There was also a question as to whether or not they will have outside dining and a more detailed site plan is needed for the Beer and Wine operation. After reviewing the site plan for the laundromat, there were property line questions and questions if the property is being purchased. Need an up to date status for laundromat progress and time line on taking up this project. Also if the property in question is purchased, it is currently Zoned Rural Residential, so a request for rezoning would be needed before building a laundromat.

**Next Regular Planning Commission is Tuesday, March 17, 2020 at 6:00 PM for a Public Hearing to amend the Zoning Ordinance Section 21.8 (Cargo Containers) and following at 6:30 PM the regular Planning Commission meeting.**

Motion to Adjourn at 7:13 PM by LaBoda and 2<sup>nd</sup> by Mike Conway, All in Favor, M/C.

Linda Barkell  
Secretary