

**CHARTER TOWNSHIP OF GRAND BLANC**  
**REGULAR PLANNING COMMISSION MEETING**  
*June 7, 2001*

The meeting was called to order by Chairperson Cullari and opened with the Pledge of Allegiance.

**MEMBERS PRESENT**

Mrs. Cullari, Mr. Gellings, Mrs. Honea, Mr. Hutchison, Mr. Johnson, Mr. Joseph, Mr. Swaim, Mr. Bush, Mr. Long

**STAFF PRESENT**

Megan Masson, Planning & Zoning Administrator, Mr. David Lattie, Township Attorney

Mr. Long entered the meeting.

**PUBLIC COMMENT**

Mrs. Joan Cockerton, 5504 Howe Road, spoke asking if there is a plan to send out a survey to the public concerning what they wish for their community. She also requested that a location and not just a section number be put on the SPR items. Mrs. Ann Moss, 6043 Plantation, spoke as Township Trustee. She requested that there be no work done on the water booster station or tank, this was decided at the last Board meeting.

**APPROVAL OF MINUTES**

May 3, 2001  
May 17, 2001

The minutes of May 3, 2001 listed Mr. Bush as absent. He was present. Motion by Mr. Hutchison, supported by Mr. Bush, to approve the minutes of May 3, 2001 as amended. Motion carried 9 – 0. The minutes of May 17, 2001 did not list Mr. Long as absent. The second page motion by Mr. Wagner, should read, Motion by Mr. Johnson. Motion by Mr. Joseph, supported by Mr. Johnson, to approve the minutes of May 17, 2001 as amended. Motion carried 9 – 0.

**APPROVAL OF AGENDA**

Mrs. Cullari request that 8E.1 be moved up on the agenda after correspondence. Motion by Mr. Hutchison, supported by Mr. Gellings, to approve the agenda as amended. Motion carried 9 – 0.

**CORRESPONDENCE**

Letters were presented from the following people: Colleen Shrank - SLU #00-011, for a pool house, Michael P. Manley – SLU #00-009, Megan Masson – SPR #730 – 6044 S. Saginaw Street, and a response to Ronald Sabo.

**SITE PLAN REVIEW**

By: SPR #729  
Gosling Czubak  
Rep: Clyde Johnson  
1280 Business Park Drive  
Traverse City, MI 49686-8607

Re: Proposed Emerald Falls Subdivision  
12-31-100-001  
Section 31  
Zoned R-2, Single Family Residential

Motion by Mr. Long, supported by Mrs. Honea, to schedule Open Space Option on Emerald Falls Subdivision on Thursday, June 28, 2001, at 7:30 P.M. Motion carried 9 – 0,

OLD BUSINESS

SLU #00-009 - Special Land Use - Public Hearing  
By: Acme Oil Company  
Rep: Don Petras  
710 N. State Road  
Davison, MI 48423  
(Located on the west side of S. Saginaw Street north of McCandlish Road)

Re: Proposed Gas Station/Auto Wash  
12-23-100-022  
Section 23  
Zoned NC (Neighborhood Commercial)

Mr. Don Petras, Acme Oil Company, presented a packet to the Commission and reviewed this information. Mr. Shane Anderson, the equipment installer and servicer, explained the details of the car wash.

Ms. Masson reviewed the McKenna & Associates report on this property. She discussed traffic plan, parking, noise and pollution. She stated it is a combination of uses on such a small lot that is the concern. The traffic patterns associated are not consistent with the goals and objectives of the Master Plan. Ms. Masson, and McKenna & Associates, recommend denial of the applicant's requested based on the following:

1. The proposal uses are inconsistent with the goals, objectives and future land use map in the Master Plan
2. The future land use designation is for office uses, which serve as a transition between more intensive uses on Saginaw and the adjacent residential uses.
3. The proposed uses are not consistent with the intent of the Neighborhood Commercial district.
4. The traffic patterns are not consistent with the goals and objectives of the Master Plan or Zoning Ordinance.
5. Proper setbacks for the vacuum facilities and accessory structures have not been met.

In the event the Planning Commission recommends approval, the recommendations should be subject to the following:

1. Revise the plan, eliminating two of the three uses in order to lessen the intensity of the use of the parcel
2. Specification of the materials for the construction of the canopy to match the materials of the principal building
3. Provision of a Pollution Incidence Protection Plan by the applicant.
4. Relocation of the vacuum islands to more than fifty (50) feet from the residential district to the rear
5. Provision of landscape screening on all boundaries of the property to protect adjoining properties from the noise and odor of waiting automobiles
6. Revision of the stacking spaces for the car wash and/or drive-through window with the required length of twenty (20) feet.
7. Provide truck circulation diagram illustrating proper site circulation for the unloading of fuel
8. Resolution of the placement of the storm water detention.
9. Provision of the color of the brick facade for the buildings which is compatible with the facades of surrounding buildings on Saginaw Street
10. Revision of the proposed pole sign to a monument sign in compliance with the Grand Blanc Township Sign Ordinance
11. Revision of the parking area to allow for a connection to any future commercial development on the adjacent vacant parcel to the south

Public comment was opened. Mr. Jack Lewis, 9435 Oakmont, spoke opposing the proposed SLU. Mrs. Verlyn Gank, 4421 Baldwin Road, spoke opposing the SLU. Mr. John Freel, 12713 Via Catherina, spoke opposing this SLU. Mrs. Ann Moss, 6043 Plantation Drive, spoke opposing this SLU. Mr. Pat Parker, Simen, Figura, & Parker Attorneys representing MEK Enterprises, spoke expressing concerns with traffic problems and storm water run off, requesting this SLU be denied. He also stated that MEK did not receive notice for the October meeting dealing with this issue. Mr. Dan Adas, 9381 Robinwood, spoke opposing this SLU. Mr. George Rizik, 5443 Provincial, and his office is 8226 South Saginaw adjacent to this parcel, spoke opposing this SLU.

Mr. Lattie stated that one way you can change your vote is if there has been new information. There has been new information, the downtown enhancement plan, the professional planner report, the pending new rezoning to office, the

misunderstanding to the location of the parcel, other office developments.

Mr. Swaim asked the petitioner if he would agree to eliminate two of the proposed uses. Mr. Petros stated that he could not.

Motion by Hutchison, supported by Mr. Bush, to deny SLU #00-009 for the following reasons; the reports from McKenna & Associates, statements by the public today as well as at the May meeting, new information received based upon the downtown enhancement plan, the misunderstanding as to where the parcel is, also due two new office buildings, and originally we did not have the professional planners report. A roll call vote was taken; Mr. Hutchison, Yes, Mr. Joseph, No, Mr. Johnson, No, Mr. Long, Yes, Mr. Bush, No, Mr. Gellings, No, Mrs. Honea, Yes, Mr. Swain, Yes, Mrs. Cullari, Yes. Motion carried 5 – 4.

## NEW BUSINESS

Review policy regarding contact  
With Commissioners

Mrs. Cullari reviewed the Commission policy regarding contact by  
Commissioners with petitioners.

## COMMITTEE REPORTS

Township Board – Mr. Swaim had no new report.

Board of Appeals – Mr. Hutchison reported there were nine cases on May 15, 2001, BZA #1345 request for a 7' variance in a side yard setback for a garage, this was denied; BZA #1346 to build a 22 X 28 garage, this was approved; BZA #1347 request on a two (2) foot side yard setback for a deck, this was approved; BZA #1348, BZA #1349, BZA #1350, regarding a rear deck into the wetlands by 8 feet, these were approved; BZA #1351 request for fireworks display for a wedding, this was approved; BZA #1352 requesting an eight-foot (8) front yard encroachment, this was denied; BZA 1353 requesting rear yard setback, this was approved. The special meeting on June 6, 2001 presented the following; BZA #1354 six-foot (6) fence, this was tabled.

Building, Planning & Zoning – Ms. Masson reported on BZA #1355 an ordinance interpretation that she brought to the Board concerning Article 3, Section 304.7.

Sign Committee – Mr. Joseph - Ms. Masson presented a revised version of the sign ordinance. This needs to be reviewed by members before it is approved.

Site Plan Review – Mr. Bush reported on SPR #729, Emerald Fall Subdivision, there will be a Public Hearing on June 28, 2001; SPR # 691, proposed Woodlore Subdivision, they will be coming back after to discuss concerns we had with open space; SPR #727 proposed water booster station., SPR #717 proposed plaza need to meet some conditions, Papa John's Pizza, the owner wants to put his office in the rear of the building and update the building.

City of Grand Blanc - John Freel reported the sign at Saginaw and Holly, the K-Mart sign, it will be the agenda this month. There will be a Special Planning Commission meeting for the City, June 21, 2001.

Planning Commission  
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OTHER BUSINESS

Resignation and recognition  
service of Robert Joseph

Mrs. Cullari presented a letter from Mr. Joseph stating his resignation.  
Mr. Hutchison presented a special resolution to Mr. Joseph upon his  
resignation as of June 7, 2001.

ADJOURNMENT

Motion by Mr. Joseph, supported by Mr. Long, to adjourn. Motion  
carried 9 – 0.

Lorraine A. Parker  
Clerk

By: Linda Leitch  
June 15, 2001

Commission Approval: 7-5-2001