

**CHARTER TOWNSHIP OF GRAND BLANC  
PLANNING COMMISSION MEETING  
JULY 5, 2001**

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

**MEMBERS PRESENT**

Mr. Swaim, Mrs. Honea, Mr. Hutchison, Mrs. Cullari, Mr. Long, Mrs. Coulter, Mr. Johnson

**MEMBERS ABSENT**

Mr. Gellings, Mr. Bush

**STAFF PRESENT**

Ms. Megan Masson, Interim Planning & Zoning Administrator, Mr. John Jackson, McKenna & Associates, Mr. John Freel, City of Grand Blanc, Mrs. Hoffman, Township Trustee

**PUBLIC COMMENT**

Mr. Kirk Dreisbach, 3444 Countyline Road, presented a packet of information concerning Rue Industries. He addressed the sound problem and the unpleasant view the residents have to look at from their homes.

**APPROVAL OF MINUTES**

June 7, 2001  
June 21, 2001

Page 3 of the June 7, 2001, the motion should have read; supported by Mr. Johnson and Mrs. Honea a No vote, Mr. Johnson a Yes vote. Motion by Mr. Long, supported by Mrs. Honea, to approve the minutes of June 7, 2001 as amended. Motion carried 7 – 0. Motion by Mr. Hutchison, supported by Mr. Long, to approve the minutes of June 21, 2001. Motion carried 7 – 0.

**APPROVAL OF AGENDA**

Motion by Mr. Long, supported by Mr. Johnson, to approve the agenda as presented. Motion carried 7 – 0.

**CORRESPONDENCE**

Ms. Masson stated several correspondences were received concerning the Woodfield Pool House that will be addressed during the public hearing. She read a letter received from Mr. George Rizik on July 2, 2001 concerning rezoning for a day care.

**OLD BUSINESS**

None

NEW BUSINESS

SLU #00-011 Special Land Use – Public Hearing

Rep: Pulte Homes  
Kenneth Bullis  
26622 Woodward Avenue, Ste.110  
Royal Oak, MI 48067

Re: Proposed Pool House  
Lots 128 & 129 of Woodfield  
Farms #4 with easements on  
adjacent Lots 72 & 127  
(12-24-554-052 & 12-24-554-053)  
Section 24 (Off McCandlish Road)

Petitioner proposes to construct a private Swimming Pool/Pool House and Playground on the above referenced lots.

Mr. Bullis presented this plan to the Commission. He stated that there are 2 recommendations on this plan that he can provide per Township requirements. He addressed the lighting hours of the pool, striping for sidewalk crossing, slip resistant deck, and zoning variances. He presented letters that he received from residents. Their concerns consisted of, health problems with the pool, property tax increase, no plans when they bought, traffic, park safety, cost, lights, and accessing the pool. He addressed each of these concerns.

Ms. Masson reviewed the report by McKenna & Associates. The McKenna & Associates recommendation is to approve the Special Land Use for the reasons that it is consistent with the master goals and objectives in the Special Land Use Plan in the community Master Plan, the proposed uses are consistent with an R-1 Single Family Zoning District, and that the proposed uses can be adequately served by public facilities.

There was concern and discussion on whether Sections 1,2, & 3 will be permitted to buy into this pool complex. Mrs. Cullari suggested Mr. Bullis contact Ottawa Hills Association to see how they run their pool recreation area, as they have opened it up to residents outside their own association.

Public comment was opened. Mr. Ron Shrank, 8303 Parkside Drive, spoke expressing his concerns whether this pool promotes a community effort. He feels this will make a division of the subdivision rather than bringing it together. He also had concerns about the cost for buying into this. Mrs. Shrank also spoke with concerns for being forced into buying in now so that if they sell their house the new owners will be able to use the pool. She was also concerned with safety for the children. Mrs. Cathy Lane, 5366 Kimberly Drive, spoke that there has not been an association formed yet and there are still problems that need to be taken care of. Mr. Mark Palazzolo, 6069 Berrymoor Drive, spoke with concern about liability with the pool. Mrs. Maria Hobson, 8389 Parkside Drive, spoke expressing her concern that this is one subdivision not separate, and would like this to draw them together rather than separate them from the other phases. She also had a concern about the cost of the project. Mr. Mike Dean, 8460 Misty Meadows, spoke concerning the density of the houses and putting to large a house on a small lot. He had concerns about the lights around the pool. Mr. George Erinjeri, Lot 53 Woodfield Farms #3, spoke opposing this Special Land Use with concerns about traffic, liability,

safety, lighting and the location of the proposed pool. Mr. Ken Groves, 8382 Parkside Drive, spoke concerning the fact that they do not have a homeowners association yet, he also stated that he feels they are being forced to get active as Pulte wants to start marketing their Phase 4 with a swimming pool. He stated that when he bought into this subdivision he understood that it was one subdivision not four different ones. Mrs. Christine Jacobs, 8359 Parkside Drive, spoke with concerns on the cost, home value for resale if she doesn't join the pool, traffic with only 16 parking spaces, and why not put the pool in the park as opposed to using these three lots. Mr. Mike Fogel, 8321 Parkside Drive, spoke stating the he feels with only 16 parking spots parking will be a problem. Mr. Richard Andrykovich, 6198 McCandlish Road, spoke asking how they came up with a dollar figure for buying into it when you don't have buyers for the lots yet.

Mr. Bullis responded to the concerns of public comment. He stated that Phase 1, 2, 3, 4, and #5 will all be separate sub-divisions each with their own association and also have a blanket association to go over all. He explained how they came up with the figure for the cost and stated that it could be less depending on the number of homeowners that buy into it. He stated that the liability would be limited to the people in Woodfield Farms #4 & 5 and the people buying in that would be noted on the declaration, covenants and restrictions. He stated that lights are part of the ordinance.

Motion by Mr. Long, supported by Mr. Swaim, to table SLU #00-011. A roll call vote was taken. Mr. Swaim, Yes, Mrs. Honea, Yes, Mr. Hutchison, Yes, Mr. Long, Yes, Mrs. Coulter, Yes, Mr. Johnson, Yes, Mrs. Cullari, Yes. Motion carried 7 – 0. Mr. Hutchison requested that the Chair give the petitioner specific instruction as to what this Board would like to have brought back to them. Mrs. Cullari gave the following items:

1. Roads
2. Stop signs
3. Mid-point stop signs
4. Rumble strips
5. Pedestrian crosswalk
6. Adequate parking on site
7. Adequate setbacks
8. Definitive clear acceptable mechanism for use by all residents
9. Time use
10. Location of pool in regards to open space
11. Meet with residents in Phase #1, 2, & 3

SLU #01-010 Special Land Use – Public Hearing

Rep: Nextel Communications, Site Developments  
Leland Calloway  
27755 Stansbury Blvd.  
Farmington Hills, MI 48334

Re: Proposed Cellular Tower  
Genesee Star Soccer Club  
12-02-100-007  
Section 02  
(Off of Maple Avenue)

Petitioner proposed to erect a 120' monopole cellular tower with one (1) antenna and three (3) future antennas.

Mr. Calloway presented a request for a SLU to erect a cellular tower at 5502 Maple Road. He presented a packet of information and an aerial view of the proposed area for the tower.

Mr. Jackson, stated that McKenna & Associates recommendation at this time is approval subject to providing the following information:

1. The locations of any future facilities that they may be considering, not only in the Township but immediately surrounding it.
2. Revised design in terms of the flagpole, as well as detailed lighting and fencing

Public Comment was opened. Mr. John Phillips, 5503 Copley Square, spoke opposing this SLU. His concerns were open space, home values, safety of the radio frequency, and safety for children. Mr. Mark Palazolo, 6069 Berrymoor, spoke opposing this SLU with concern with the height of the tower, and the lease contract agreement. Mrs. Cathy Lane, 5366 Kimberly Drive, spoke opposing this SLU and requesting this be denied on the basis of aesthetics and function. Mrs. Verlyn Gank, 4421 Baldwin Road, spoke opposing this and expressing her concerns on landscaping maintenance, and fencing. Mrs. Dana Shuler, 5580 Old Franklin, stated she felt that this is not the most needy spot and that more information is needed to make a decision. Mrs. Diana Long, 5548 Old Franklin Road, spoke opposing this SLU concerning deed restrictions and the aesthetics of it. Mr. Ronald Bonggren, 5555 Old Franklin, spoke also opposing this special land use with concern for this being in a residential area. Mrs. Bonggren also spoke opposing this special land use. Mr. Ed Long, 5548 Old Franklin, also spoke opposing this special land use supporting the reasons given by other residents tonight. Mrs. Mary Wright, 5547 Old Franklin, spoke also opposing this supporting previous objections. Mrs. Debbie Schlis, 5579 Old Franklin, spoke also opposing this and supporting previous objections.

Motion by Mr. Hutchison, supported by Mrs. Honea, to table SLU 01-010 and have the petitioner return with different lay outs as outlined. Motion carried 6 – 1 (Johnson).

COMMITTEE REPORTS

Deferred to next meeting.

ADJOURNMENT

Motion by Mr. Long, supported by Mr. Johnson, to adjourn. Motion carried 7 – 0.

Lorraine A. Parker  
Clerk

By: Linda Leitch  
July 19, 2001

Commission Approval: 8-2-2001