

**CHARTER TOWNSHIP OF GRAND BLANC  
SPECIAL PLANNING COMMISSION  
JULY 19, 2001**

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

MEMBERS PRESENT	Mr. Bush, Mrs. Coulter, Mrs. Cullari, Mr. Gellings, Mrs. Honea, Mr. Hutchison, Mr. Johnson, Mr. Long, Mr. Swaim
MEMBERS ABSENT	NONE
STAFF PRESENT	Ms. Megan Masson, McKenna & Associates, Mr. Matthew Morris, Planning & Zoning Administrator
PUBLIC COMMENT	Mrs. Verlyn Gank, 4421 Baldwin Road, spoke to express her appreciation for the time the Planning Commission puts in each month. She also asked that the public be surveyed for the new Premier Community Plan.
APPROVAL OF MINUTES	NONE
APPROVAL OF AGENDA	Motion by Mr. Hutchison, supported by Mr. Bush to approve the agenda as presented. Motion carried 9 – 0.
CORRESPONDENCE	Ms. Masson presented the Genesee County Metropolitan Planning Commission letter. It is a record that the motion carried unanimously to approve the Grand Blanc Township Master Plan Amendments. Mrs. Cullari presented a letter from the Board of Commissioners from Oakland County.
COMMITTEE REPORTS	Mrs. Cullari requested that the Commission review the sign ordinance definitions.
OLD BUSINESS	NONE
NEW BUSINESS	

ZC #551 – Public Hearing Text Amendments

By: Grand Blanc Township  
Rep: Megan A. Masson, Interim  
Planning & Zoning Administrator  
5371 S. Saginaw Street  
Grand Blanc, MI 48439

Re: Proposed Text Amendments

Article 24, Site Plan Review Standards, Section 2401 Site Plan Review Authority, 2403 Uses Requiring Site Plan Review, 2405 Site Plan Review Procedures, 2406 Required Site Plan Contents, 2407 Waiver

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from Required Site Plan Submittal Items, 2411 Timing, 2412 Fees & Costs, 2413 Deviations from Approved Site Plan, 2416 Revocation, and Section 2401 Site Plan Review Authority. The Commission reviewed, discussed and made changes to these amendments.

Public hearing for Article 24 was opened. Lisa Easterwood, Gould Engineering, 2040 Maple Ave, spoke concerning the Site Plan Committee reviewing the site plan after it has been approved with conditions.

Motion by Mr. Bush, supported by Mr. Johnson, to table until the next scheduled Special Planning Commission meeting. Motion carried 9 – 0.

Article 35, Board of Zoning Appeals, Section 3502 Authority. The Commission discussed, reviewed and made changes to this amendment.

Public hearing for Article 35 was opened. No member of the audience spoke.

Motion by Mrs. Coulter, supported by Mr. Bush, to recommend to the Township Board to adopt the ordinance to amend Article 35. Motion carried 9 – 0.

Motion by Mr. Long, supported by Mr. Bush, to schedule a public hearing to remove 2108 from the zoning ordinance for August 16, 2001. Motion carried 9 – 0.

Article 22, Special Land Uses, Section 2207 Specific Requirements by Use, Item 5, Adult Foster Care Large Group Home or Small Group Home. The Commission discussed, reviewed and made changes to this amendment.

Public hearing for Article 22 was opened. No member of the audience spoke.

Motion by Mr. Bush, supported by Mr. Long, to recommend to the Township Board to adopt the ordinance to amend Article 22, to comply with state law that requires Group Homes to be open 24 hours a day. Motion carried 9 – 0.

Article 6, Multiple Family Residential Districts, Section 602 Principal Uses and Uses subject to Special Conditions and Section 603 Special Land Use. The Commission discussed, reviewed and made changes to this amendment.

Public hearing for Article 6, Section 602 & Section 603 was opened. No member of the audience spoke.

Motion by Hutchison, supported by Mr. Johnson, to recommend to the Township Board to adopt the ordinance to amend Section 602 & Section 603, with the appropriate phrase in the title. Motion carried 9 – 0.

Motion by Mr. Hutchison, supported by Mr. Bush, to table Article 22, Section #2207 for Public Hearing to August 16, 2001. Motion carried 9 – 0.

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OTHER BUSINESS FOR FUTURE CONSIDERATION

Township initiating rezoning of parcels on S. Saginaw Street north of McCandlish Road.

Motion by Mr. Long, supported by Mr. Gellings, to schedule a public hearing for September 6, 2001.  
Motion carried 9 – 0.

Mrs. Cullari reported that the Planning & Zoning Department has done research on the property that is Tony's Quick Mart on Hill Road. It is zoned multiple family and has been since 1980.

Ms. Megan Masson stated that a public hearing should be set for indoor day care Sections, 901, 1001, 1101, 1301, 1602, 1702, and 2207.

Motion by Mr. Bush, supported by Mrs. Coulter, to schedule a public hearing for Sections, 901, 1001, 1101, 1301, 1602, 1702, and 2207. Motion carried 9 – 0.

ADJOURNMENT

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

Lorraine A. Parker  
Clerk

By: Linda Leitch  
July 24, 2001

Commission Approval: 8-2-2001