

Petitioner proposes to construct a private swimming pool/pool house and playground on the above referenced lots.

The petitioner requested this be tabled to the next meeting as he is not ready to present this at this time. He needs to meet with the homeowners first.

Motion by Mr. Hutchison, supported by Mr. Swaim, to table SLU #00-011 to the next meeting. Motion carried 9 – 0.

SLU #01-010 Special Land Use - Tabled from the July 5, 2001 meeting

By:	Nextel Communications, Site Developments	Re: Proposed Cellular Tower
Rep:	Leland Calloway	Genesee Star Soccer Club
	27755 Stansbury Blvd.	12-02-100-007
	Farmington Hills, MI 48334	Section 02
		(Off of Maple Avenue)

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

Petitioner requested this be tabled as they are still working on this.

Motion by Mr. Long, supported by Mr. Johnson, to table SLU #01-010 to the next meeting. Motion carried 9 – 0.

NEW BUSINESS

By:	ZC #550 - Zoning Case - Public Hearing	Re: Vacant Land Reid Road & Dort Highway
	Lou Blessing	12-17-200-001
	812 Boutell Drive	Section 17
	Grand Blanc, MI 48439	From I-1 (Light Industrial) & RD (Research Development) to GC (General Commercial)

(Located at Dort Highway at Reid Road, this parcel is on the North and South side of Reid Road)

The petitioner is requesting to rezone from Light Industrial and Research Development to General Commercial.

Mr. Blessing presented this case to the Commission. He stated that this site is not along Saginaw Street and will not add traffic to Saginaw Street. It is not at a gateway to the Township or City. He stated that Grand Blanc Road, Reid Road, and Hill Road would allow traffic to disperse in all directions rather than everyone traveling Saginaw Street. It is easily accessible to I-75. It is an easy access site for trucks to service from I-75. It will increase our tax base. This site is large enough to provide natural setback. The required infrastructure is already in place.

Mr. Blessing introduced Laurie Swanson who presented the traffic study.

Ms. Megan Masson reported for McKenna & Associates. Ms. Masson presented the standards for review for re-zoning application.

1. Consistency with the Master Plan – Rezoning the site to General Commercial would not be consistent with the master plan map or the goals and objectives of the Township, which advocate limited areas of general commercial where it will not adversely impact residential areas. The parcel proposed for rezoning was not listed as an area appropriate for this type of development.
2. Compatibility of Physical and Environmental Features – The northern part if this parcel has two wetlands

- on it according to the National Wetland Inventory. A significant amount of it is wetland and not buildable and also it has a unique eco system that should be preserved.
3. Reasonable Return on Investment Under Current Zoning – The applicant has not presented documentation that a reasonable return on investment cannot be made by developing the site under I-1 or Research Development zoning.
 4. Compatibility of Potential Uses with Surrounding Uses and Zoning – The intent of the RD district is to buffer residential uses from other heavier more intensive uses.
 5. Capacity of Utilities and Services – The site is currently served with public utilities although, the development of the site for general commercial uses could put a strain on the Township's limited sewer capacity. This issue will have to be explored further.
 6. Capability of the Street System – A more detailed traffic study including a level of service analysis and directional distribution is needed to determine impacts on the intersection and Reid Road.
 7. Demand for Uses – The applicant has not provided quantitative information regarding the demand for the commercial uses. In addition, the Township is in the process of updating the Master Plan to determine where, if at all, additional general commercial uses are needed.
 8. Boundaries of Request – The site is of sufficient area to allow a light industrial use, a research and development use or a retail use. However, in the northern parcel there is a significant wetland area, which may limit the size of any type of development.
 9. Appropriateness of Request – Based on the current Master Plan, the applicant's request to displace fifty-five (55) acres of I-1 and RD zoning for commercial uses is not appropriate.
 10. Amending Existing District Regulations – Amending the I-1 and RD districts to permit large scale commercial uses would undermine the current Township Master Plan, which specifically identifies appropriate areas for general commercial uses.
 11. Spot Zoning – There are no commercially zoned sites abutting the site. Although the large size of the site may eliminate the possibility of a spot zone claim, the fact remains that the request is inconsistent with the future land use plan.

Therefore the recommendation is to deny ZC #550 for the following reasons:

1. The applicant's request is inconsistent with the future land use map in the current Master Plan
2. The goals and objectives of the Master Plan do not support rezoning of the site to commercial at this time
3. The proposed zoning will increase traffic at the corner of Dort Highway and Reid Road by over 160%
4. The Township is currently updating the Master Plan and are considering where, if at all, general additional commercial uses should be clustered within the Township
5. Recent industrial development trends clearly indicate the potential for developing the site under its existing zoning
6. Due to the amount and proximity of residential uses surrounding the site, rezoning to General Commercial permits uses incompatible with nearby residential uses in the Township
7. Reducing the land available for I-1 and RD uses could have a detrimental long term impact on the Township's efforts to maintain a diversified tax base.

Mr. Matthew Morris stated that he has been contacted by several people in the last couple weeks that would like to locate some uses that would be more fitting in the I-1 light industrial zone than in the general commercial or neighborhood commercial zones. He also stated that he had concerns about the access on Reid Road for this case. He had concerns with traffic conditions.

Mr. Blessing responded that General Commercial is a less intense use than Light Industrial. He also stated that the development of the north parcel that is wetland is very difficult no matter what you put there and the wetland will control that. He felt that some of the issues would be dealt with in the site plan.

Public comment was opened. Mrs. Mary Bedford, 7281 Green Valley Drive, spoke stating that she has concern as to the traffic situation the noise and the disturbance this would cause to wildlife. She wanted to make sure that this property is zoned so that whatever is there will protect her and her neighbors along the back line. Mrs. Cynthia Clemens, 7271 Green Valley, spoke supporting what Mrs. Bedford said concerning traffic and noise and the need for a buffer zone. Dr. Leonard Dunworth, 8288 Butternut Court, owner of this property, spoke stating that the land that is wetland is less than five acres and is not contiguous with any water body. Mr. Ted Williams, 8231 Green Valley Drive, spoke supporting this zoning as he felt it would not be a traffic problem and it would relieve some of the traffic on Saginaw Street. Debbie Proffer, 7229 Green Valley, spoke supporting what Mrs. Bedford said concerning noise, traffic and disturbance to wildlife. She was also concerned with crime. Mr. Michael Conn, 522 West Overpass, spoke stating that he felt that the traffic situation would not be a problem. He felt that as a shopping area it would be open typically from 9 to 9, so the traffic would depend on the amount of business going on in that area. If it were to be industrial you could have 3 shifts going in and out of light industrial buildings, traffic going and coming all night long, potential noise problems all night. Mrs. Swanson, 11141 Woodbridge, spoke supporting this zoning, as she would like to shop more in Grand Blanc. Mr. Gary Mynar, 6193 Westview, spoke supporting this zoning, as he would prefer to do business in Grand Blanc as opposed to having to leave the area to shop. Mr. Richard Reed, 468 Thomas Lane, spoke supporting this zoning stating that he felt commercial would be better than industrial. Mr. Paul Lissner, 661 Shellbark Court, spoke supporting this zoning stating that he feels the location for this parcel is prime to be commercial and would be good for the community. Mrs. Joyce Thewalt, 6130 Kings Shire Road, spoke supporting this zoning case. Mr. Matt Blessing, 812 Boutell, spoke supporting this zoning case. Jane Dunworth, 8288 Butternut Court, spoke stating that she lived on property that bordered this parcel for 30 years and does not feel the wildlife is an issue, as they will find another place. She is in favor of this zoning case. Mr. Leo Tremblay, 7253 Green Valley, spoke supporting this zoning as he feels Grand Blanc needs shopping areas. Mrs. Gail Blessing, 812 Boutell, spoke also supporting this zoning as she feels shopping areas are needed in Grand Blanc. Mr. Randy Bedford, 7281 Green Valley Drive, spoke stating that there are good reasons for both sides. After listening to all the discussion he feels that this may be a good thing for Grand Blanc.

Mrs. Cullari reviewed letters that she received supporting this case.

Mr. Blessing requested that this be tabled until the Master Plan has been revised. Mr. Lattie stated that the petitioner has the ability to submit and withdraw an item but not to table it.

Motion by Mr. Long, supported by Mrs. Coulter, to deny ZC #550 for the reasons stated in the Planner's report from McKenna & Associates. A roll call vote was taken; Mr. Long, Yes, Mrs. Coulter, Yes, Mr. Hutchison, Yes, Mr. Bush, Yes, Mr. Gellings, Yes, Mrs. Honea, Yes, Mr. Swaim, Yes, Mr. Johnson, Yes, Mrs. Cullari, Yes. Motion carried 9 - 0.

COMMITTEE REPORTS

Township Board - Mr. Swaim reported that there was no new information. He stated that the Bi-centennial Park road improvement, engineering and looking into it was approved. The Master Plan Update proposal was made by McKenna & Associates and accepted.

Board of Appeals - Mr. Hutchison reported that on July 6, 2001, 3 variances for fences were denied. On June 19, 2001, there were 11 variances requested, #1356 was tabled, #1358 requesting 3 signs, approval was given for 2 signs. #1357, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1367 requesting variances for Buick Open parking, they were approved with the conditions stipulated by the Board. On June 17, 2001 there were 20 variances, one was tabled, Pulte was requesting variances for decks, these were all approved, #1386 was tabled, #1388 a tent variance across from Warwick was denied, #1369, 1370, 1371, 1372, 1373, 1387, request for Buick Open parking variances,

they were approved with the conditions stipulated by the Board, #1394 a variance request to put a tent up for the Buick Open that was 90% on Warwick Condominium property, this was denied.

Building Planning & Zoning - There was no report.

Sign Committee – Mr. Hutchison had no report at this time.

Site Plan Review – Mr. Bush reported that SPR #732 will be coming back to the Committee. The second was by William Gross for a proposed retail center at the corner of Baldwin and Saginaw, SPR #705 Asselin Associates for a gas station, which has been approved with some conditions. SPR # 735 Hinterman Electric to update his business.

City of Grand Blanc – Mr. Freel was not present.

OTHER BUSINESS

ELECTION OF OFFICERS

Mrs. Cullari accepted nominations for the position of Secretary. Mr. Bush nominated Mrs. Debbie Honea for the position of Secretary. Motion by Mr. Hutchison, supported by Mr. Johnson to elect Mrs. Honea to the position of Secretary of the Planning Commission. Motion by Mr. Long, supported by Mr. Johnson to close nominations. Motion carried 8 – 1. (Mrs. Honea)

Mrs. Cullari accepted nominations for the position of Vice-Chairperson. Mr. Gellings nominated Mr. Calvin Hutchison for the position of Vice-Chairperson. Motion by Mr. Gellings, supported by Mr. Long, to elect Mr. Hutchison for the position of Vice-Chairperson of the Planning Commission. Motion by Mr. Swaim, supported by Mr. Long, to close nominations. Motion carried 9 – 0.

Mr. Hutchison accepted nominations for the position of Chairperson. Motion by Mr. Swaim, supported by Mr. Long, to elect Mrs. Francine Cullari for the position of Chairperson of the Planning Commission. Motion by Mr. Gellings, supported by Mr. Johnson to close nominations. Motion carried 9 – 0.

APPOINTMENT OF COMMITTEES

Mrs. Cullari reported that the committees will remain the same for the present time with the following members:

Site Plan – Mr. Bush, Chairperson, Mr. Hutchison and Mr. Gellings.
Entryways – Mrs. Honea
Pathways – Mr. Swaim and Mrs. Cullari
City of Grand Blanc – Mr. Johnson
Sign Committee – Mr. Hutchison
Open Space - Mrs. Coulter, Mr. Gellings, Mrs. Honea, Mr. Johnson

Tree Ordinance Committee – Mr. Bush, Mrs. Coulter

ADJOURNMENT

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

Lorraine A. Parker
Clerk

By: Linda Leitch
August 13, 2001

Commission Approval: September 20, 2001