

**CHARTER TOWNSHIP OF GRAND BLANC  
SPECIAL PLANNING COMMISSION MEETING  
August 16, 2001**

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

MEMBERS PRESENT	Mr. Gellings, Mr. Bush, Mrs. Cullari, Mr. Hutchison, Mrs. Coulter, Mr. Johnson
MEMBERS ABSENT	Mr. Swaim, Mrs. Honea, Mr. Long
STAFF PRESENT	Mr. Matthew Morris, Planning & Zoning Administrator, Mr. David Lattie, Township Attorney, Ms. Megan Masson, McKenna & Associates
APPROVAL OF MINUTES	None
PUBLIC COMMENT	Mr. Mark Palazzolo, 6069 Berry Moor Drive, spoke requesting that the land elevation at Cedar Bend Apartments be inspected. Mr. John Horcha, 6475 Saw Bridge Court, spoke concerning sign ordinances. He stated as a builder, developer in the Township he has placed directional signs out on Friday and picked them up on Sunday to attract people to the sub-division. He is concerned, as he has been told he no longer can put these signs out. Mr. Richard Bunker, 6063 Steeplechase, spoke stating that he feels that you need signs to sell properties.
APPROVAL OF AGENDA	Motion by Mr. Johnson, supported by Mr. Hutchison, to approve the agenda as presented. Motion carried 6 – 0.
CORRESPONDENCE	Mrs. Cullari presented a copy of a letter from Woodfield Farm Homeowners Association that was sent to Pulte Land Company and also a copy of a letter from Pulte Land Company that was sent to Woodfield Farm Homeowners Association concerning dates for meetings on the pool situation. She also presented a letter from Mrs. Joyce Thewalt, 6130 Kings Shire, concerning Reid Road and Dort Highway development.
COMMITTEE REPORTS	None

OLD BUSINESS

PROPOSED TEXT AMEMDMENTS  
Sections 304, 306, 312, 313, 314, 315,

Ms. Masson, McKenna & Associates reported that 304 and 316 have been passed by the Board. Ms. Masson presented the proposed changes to the Commission. The Commission discussed these proposed changes. Motion by Gellings, supported by Mr. Johnson, to recommend to the Township Board that they approve the proposed ordinance changes for 306, 312, 313, 314, and 315. Motion carried 6 – 0.

SITE PLAN REVIEW  
TEXT AMENDMENTS  
SECTIONS 2401,2402  
2405, 2406, 2411, 2412  
2413, and 2416

Ms. Masson, McKenna & Associates presented the proposed changes to the Commission for Site Plan Review Text Amendments, Sections 2401, 2403, 2405, 2406, 2411, 2412, 2413, and 2416. The Commission reviewed this draft.

Public comment was opened. No member of the audience spoke.

Motion by Mr. Bush, supported by Mrs. Coulter, to recommend the Ordinances to the Township Board with the corrections made. Motion carried 6 – 0.

Motion by Mr. Gellings, supported by Mr. Hutchison, to adopt the policy that after review by the Site Plan Committee, the Site Plan Committee will refer the following uses to the Planning Commission; all industrial uses, all multiple residential developments, general commercial over 35,000 square feet, and office space over 20,000 square feet. Motion carried 6 – 0.

MASTER PLAN STATUS UPDATE

Ms. Masson stated the final touches are being put on the Master Plan Update and McKenna & Associates would like to bring a schedule to the Planning Commission at the Special Meeting September 20, 2001.

ENTRYWAY SIGNS

There was no report.

PATHWAYS

Mrs. Cullari stated the Ms. Masson is developing a proposal for Consumers Energy.

OPEN SPACE

Mr. Gellings stated that there have been no changes. There is a meeting scheduled for next week. He also stated that he hopes to have something by the next special meeting for the Commission to review.

NEW BUSINESS

ZC# 551 - Public Hearing  
Grand Blanc Township  
Rep: McKenna Associates, Inc.  
5371 S. Saginaw Street  
Grand Blanc, MI 48439

Re: Text Amendment: Daycare  
SECTIONS 901, 1001, 1101,  
1301, 1602, 1702 AND 2207

Ms. Masson reviewed the text amendment section changes for daycares facilities. The Commission discussed these changes.

Public comment was opened. Mrs. Diana Baldes, 9385 Aspen View Drive, spoke stating that she is preparing to build a day care center in Grand Blanc. She stated that she would like to support the 50 (fifty) square foot change. She would like clarification about the 100 (one hundred) square feet of outdoor play area. She stated that the state requirements and township requirements are different.

Motion by Mrs. Coulter, supported by Mr. Hutchison, to table ZC #551. Motion carried 6 – 0.

SIGN ORDINANCE

Mrs. Cullari reported that they are working on this. Mrs. Coulter reported on prohibited signs, and window signs. The Commission discussed the following items:

1. Prohibited signs
2. No window signs
3. A percentage of window signs
4. A percentage of window signs with certain signs prohibited
5. The color of signs
6. Construction signs
7. Flags
8. Political signs
9. Billboards

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OTHER BUSINESS None

OTHER BUSINESS FOR FUTURE  
CONSIDERATION None

ADJOURNMENT Motion by Mr. Hutchison supported by Mr. Johnson, to  
adjourn. Motion carried 6 – 0.

Lorraine A. Parker  
Clerk

By: Linda Leitch  
August 22, 2001

Commission Approval: September 20, 2001