

OLD BUSINESS

SLU #00-011 Special Land Use - Tabled from the August 2, 2001 meeting

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 of McCandlish Road)

Petitioner is seeking a Special Land Use to the Grand Blanc Township Zoning Ordinance, Section 502.10, a Recreation Use: private, noncommercial, institutional or community recreation centers; nonprofit swimming pool (indoor and outdoor) clubs are a Special Land Use in the Single Family Residential District. All special land use requires review and approval by the Planning Commission in accordance with the provisions of Article 22, Special Land Use, of the Zoning Ordinance.

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

Petitioner requested this to be tabled.

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

Motion by Mrs. Coulter, supported by Mrs. Honea, to table SLU #00-011 to October 4, 2001. Motion carried 7 - 0.

SLU #01-010 Special Land Use - Tabled from the August 2, 2001 meeting

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 is seeking a Special Land Use to the Grand Blanc Township Zoning Ordinance, Article 12, Section 3.c; a Cellular Tower is a Special Land Use in the R-3, Single Family Residential District. All special land uses require review and approval by the Planning Commission in accordance with the provision of Article 22, Special Land Uses, of the Zoning Ordinance.

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

Petitioner has requested this be tabled.

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

Motion by Mr. Hutchison, supported by Mr. Gellings, to table SLU #01-010 to November 1, 2001. Motion carried 7 - 0.

7. New Business

By: ZC #552 - Zoning Case - Public Hearing
Ron Sabo
8275 Holly Rd, Ste. 2
Grand Blanc, MI 48439
Grand Blanc, MI 48439

Re: 8300 Holly, 8232 Holly Road,
8206 Holly Road,
8182 Holly Road
Section 22
From I-1 (Light Industrial) to GC
(General Commercial) & NC
(Neighborhood Commercial)
to GC (General Commercial)

(Located off of Holly Road, near McCandlish Road)

Mr. Sabo addressed the need for a traffic study.

Mrs. Cullari stated that a traffic study was needed from Mr. Sabo. Mr. Sabo asked for a Special Planning Commission Meeting to present the traffic study and the rezoning case. Mrs. Cullari stated the meeting would be scheduled for October 10, 2001.

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

Motion by Mr. Long, supported by Mr. Johnson, to table ZC #552 to a Special Meeting on October 10, 2001 at 7:30 P.M. Motion carried 7 - 0.

Rep: ZC #554 - Zoning Case - Public Hearing
Grand Blanc Township Planning Commission
Megan Masson, McKenna Associates
235 E. Main Street, Ste 105
Northville, MI 48167

Re: Vacant Land 12-23-100-020,
8346 S. Saginaw St., 8308 S. Saginaw
8296 S. Saginaw St., 8288 S. Saginaw
Vacant Land 12-23-100-023 &
Vacant Land 12-23-100-022
From GC (General Commercial) and
NC (Neighborhood Commercial) to
PO (Professional Office)

(Located off of S. Saginaw Street (west side) North of McCandlish Road)

Ms. Megan Masson, McKenna & Associates, spoke reviewing her report.

Public comment was opened. Several members of the audience spoke.

Motion by Mr. Wagner, supported by Mr. Long, to recommend to the Township Board that parcels #12-23-100-022, 12-23-100-023, and 12-23-100-024 be re-zoned to Professional Office. Motion carried 7 - 0.

Motion by Mr. Long, supported by Mr. Gellings, to table the balance of the petition and re-notice for OS on the remaining four of the seven parcels. Motion carried 7 - 0.

COMMITTEE REPORTS

TOWNSHIP BOARD

Mr. Swaim was not present, there was no report.

BOARD OF ZONING APPEALS

Mr. Hutchison reported that at the August 21, 2001 meeting there were 10 variances requested and August 28, 2001 there were 7 variances requested.

BUILDING, PLANNING
AND ZONING

Mr. Morris reported there have been discussions with Pulte Developers.

SIGN COMMITTEE

Mrs. Cullari stated that she would like to have someone see how many non-conforming signs would be created by the proposed sign ordinance.

SITE PLAN REVIEW

Mr. Gellings stated that SPR #740 was approved. He also reported on the Genesys Shell Project with the on site detention system and stated the County has denied this.

CITY OF GRAND BLANC

Mr. Freel reported that the City of Grand Blanc Downtown Design Manual was approved by the City Council. He also reported that there would be a traffic light installed at Genesee and Perry Roads in the fall.

ADJOURNMENT

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

THE FILE MAINTAINED BY THE TOWNSHIP FOR EACH OF THESE CASES IS PART OF THE RECORD ALONG WITH THESE MINUTES. THE RECORD OF THESE CASES AND DOCUMENTS PRESENTED AND RECEIVED DURING THE HEARINGS IS INCLUDED IN THE FILE OF EACH CASE.

Lorraine A. Parker
Clerk

By: Linda Leitch
September 18, 2001

Commission Approval: October 4, 2001