

**CHARTER TOWNSHIP OF GRAND BLANC
PLANNING COMMISSION MEETING
October 4, 2001**

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

MEMBERS PRESENT	Mrs. Cullari, Mr. Hutchison, Mr. Swaim, Mrs. Honea, Mr. Gellings, Mr. Bush, Mrs. Coulter, Mr. Johnson
STAFF PRESENT	Ms. Masson, Interim Zoning & Planning Administrator
STAFF ABSENT	Mr. Lyndon Lattie, Township Attorney
PUBLIC COMMENT	No members of the audience spoke.
APPROVAL OF MINUTES September 6, 2001 September 20, 2001	Motion by Mr. Hutchison, supported by Mrs. Coulter, to approve the minutes of September 6, 2001 as presented. Motion carried 8 – 0. Mrs. Coulter stated that her motion for SLU #01-003 should have read, to approve subject to the approval by the Site Plan Review Committee of a revised site plan. Motion by Mr. Hutchison, supported by Mr. Bush, to approve the minutes of September 20, 2001 as amended. Motion carried 8 – 0.
APPROVAL OF AGENDA	Motion by Mr. Bush, supported by Mrs. Honea, to approve the agenda as presented. Motion carried 8 – 0.
CORRESPONDENCE	1. Pulte Homes 2. Nextel 3. David Equires
OLD BUSINESS	

SLU #00-011 Special Land Use - Tabled from the September 6, 2001 meeting

By: Pulte Homes
Rep: 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 proposes to construct a private Swimming Pool/Pool House and Playground on the above referenced lots.

Mr. Howard Fingerroot, President of Pulte Land Development Corporation, spoke concerning the recreation facility that they are planning to build in Woodfield Farms.

Public comment was opened. Mr. Steve Walker, 8340 Parkside Drive, Mr. Loren Chiles, 8291 Parkside Drive, and Ms. Tracy Hamm, 8327 Oxford Lane, all spoke supporting SLU #00-011.

No action was taken, as there will be another public hearing noticed and scheduled after the site plan review.

SLU #01-010 Special Land Use - Tabled from the September 6, 2001 meeting

By: Nextel Communications, Site Developments
Rep: 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.

Motion by Mr. Swaim, supported Mrs. Honea, to table to November 1, 2001 meeting. Motion carried 8 – 0.

NEW BUSINESS

ZC #554.2 - Zoning Case - Public Hearing

By: Grand Blanc Township Planning Commission
Rep: Megan Masson, McKenna Associates
235 E. Main Street, Ste 105
Northville, MI 48167

Re: Vacant Land 12-23-100-020,
8346 S. Saginaw St., 12-23-100-021
8296 S. Saginaw St., 12-23-100-032
8296 S. Saginaw St., 12-23-100-031
From GC (General Commercial)
To OS (Office Service)

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

Ms. Masson reviewed her report and recommendations from McKenna & Associates concerning this case.

Public comment was opened. Mr. Frank Yiannatji, 8307 Brittany Hill Court, spoke requesting this case be tabled as he was not notified in time and needs more time to review it. He stated his opposition and concerns on this case. Mr. John Yiannatji, 9496 Pepperidge, spoke also supporting his brother's request. Mr. Howard Johnson, 8308 S. Saginaw, spoke also supporting the feeling of a need for retail at this location. The owner of Khois Island Restaurant spoke also supporting the previous comments. Mr. Peter Marsh, 2280 Baldwin Road, spoke supporting Mr. Yiannatji concerning the lack of notification.

Motion by Mr. Hutchison, supported by Mrs. Honea, to table ZC #554.2 so the owners of the property may examine the report by Ms. Masson, McKenna & Associates, to November 1, 2001. Motion carried 8 – 0.

ROS #01-002 - Residential Open Space - Public Hearing

By: Seiber, Keast & Associates, Inc.
Rep: Clif Seiber
40399 Grand River Avenue, Ste. 110
Novi, MI 48375-2123

Re: Proposed Subdivision (Woodlore)
Vacant Land 12-32-200-016
Section 32
Zoned R-2, Single Family Residential
Lots proposed 255 on 155.79 acres

Mr. Clif Seiber spoke representing this case. He presented several different plans to the Commission.

Ms. Masson reviewed her report.

Public comment was opened. Mr. Dave Crodsik, 10250 Tasha Lane, ask to have the difference in the plans explained to him as to the buffer area by the drain and the plan for the trees. Mr. Gary Vandemark, 2151 Baldwin Road, spoke expressing his concerns about the wetlands, drainage, and traffic. Mr. Ed Lorenz, 10153 McWain Road, spoke with concerns about drainage. Mrs. Theresa Keiffer, 10181 McWain Road, spoke wanting to know what impact this would have on her property. Mr. Peter Marsh, 2280 Baldwin Road, expressing his feeling on this case. Mr. Bill French, 2405 Baldwin Road, spoke asking where the proposed sewers will come from for this property. Mr. Mark Palazzolo, 6069 Berrymoor Drive, spoke with concerns on the boulevard entry, and the smaller lots on the open space. Mrs. Verlyn Gank, 4421 Baldwin Road, spoke concerning drainage, the wetlands and trees in this area.

Mr. Seiber addressed the publics concerns with trees, property values, storm water detention basins, house sizes, roads and traffic.

Motion by Mr. Johnson, supported by Mrs. Coulter, to approve the open space option, subject to review by the Site Plan Committee to determine that all the concerns in the Planner's report are addressed in addition to DEQ approval and the deed restrictions for maintaining the open space and public roads and then return to the Planning Commission. Motion carried 7 - 1. (Mr. Bush)

Genesys Site Plan Review

Mr. Steve Owen, Attorney for Genesys Med sports Limited Liability Company, spoke requesting conditional approval for a site condominium creating two units within the existing structure, subject to Mr. Lattie's final approval on the Master Deed and the Bi-Laws.

Ms. Masson reviewed her recommendations. The following items were changed, on sheet 505 it was changed from Survey Plan to Easement Plan, on the large map a small area was changed and created a Utility Easement.

Motion by Mr. Swaim, supported by Mr. Johnson, to approve this request subject to meeting the conditions above as amended and that there be adequate barrier free parking spaces, and that it be subject to final approval by Mr. Lattie on the Master Deed and Bi-Laws. Motion carried 8 - 0.

COMMITTEE REPORTS

TOWNSHIP BOARD

Mr. Swaim had nothing to report.

BUILDING PLANNING AND ZONING

Ms. Masson presented for review, a draft notice of change to procedures for Site Plan Review.

SIGN COMMITTEE

No report at this time.

SITE PLAN REVIEW

Mr. Bush reviewed SPR #720, 742, 410, and 734.

BOARD OF ZONING APPEALS

Mr. Hutchison had no report.

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CITY OF GRAND BLANC

Mr. Freel was not present.

ADJOURNMENT

Motion by Mr. Swaim, supported by Mr. Johnson, to adjourn.
Motion carried 8 – 0.

THE FILE MAINTAINED BY THE TOWNSHIP FOR EACH OF THESE CASES IS 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
October 11, 2001

Commission Approval: November 1, 2001