

**CHARTER TOWNSHIP OF GRAND BLANC  
REGULAR PLANNING COMMISSION MEETING  
November 1, 2001**

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

ATTENDANCE	Mr. Swaim, Mr. Gelling, Mr. Bush, Mr. Hutchison, Mrs. Cullari, Mr. Johnson, Mrs. Coulter, Mr. Wilson
MEMBERS ABSENT	Mrs. Honea
STAFF PRESENT	Mr. Keith Edwards, Planning & Zoning Administrator, Mr. David Lattie, Township Attorney, Ms. Megan Masson, McKenna & Associates
RESOLUTION	Mr. Tom Long was presented with a resolution for his service to Grand Blanc Township.
INTRODUCTION	Mrs. Cullari introduced the new Planning Commission member, Mr. Jim Wilson.
PUBLIC COMMENT	Mrs. Joyce Thewalt, 6130 Kings Shire, presented a letter dated October 31, 2001 concerning a Resolution adopted by the Board of Directors of the Grand Blanc Chamber of Commerce to the Commission
APPROVAL OF MINUTES October 4, 2001 October 18, 2001	Minutes of October 4, 2001 page 2 motion on ZC #554.2 should read, owners of the property, instead of homeowner. Motion by Mr. Swaim, supported by Mr. Johnson, to approve the minutes of October 4, 2001 as amended. Motion carried 8 – 0. The minutes of October 18, 2001 will be presented at the next meeting.
APPROVAL OF AGENDA	ZC #554.2 will be added under old business as 6B. Motion by Mr. Hutchison, supported by Mrs. Coulter, to approve the agenda as amended. Motion carried 8 – 0.
CORRESPONDENCE	Letter from City of Linden regarding the Crosswinds proposal and a letter from Crosswinds to the Commission.
OLD BUSINESS	
	SLU #01-010 Special Land Use - Tabled from the October 4, 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 with a 752 square foot addition to the existing storage facility.

Mr. Leland Calloway spoke representing Nextel Communications.

Public comment was opened. Mr. John Phillips, 5503 Copley Square, spoke opposing this Special Land Use. Mr. Tom Heckland, 5217 E. Maple Road, spoke opposing this land use. Mrs. Linnae Sauvola, 5577 Copley Square, spoke opposing this land use. Mr. Rod Stevens, President of Genesee Star Soccer Club, 5202 Maple Avenue, spoke supporting this land use and presented a letter from the Genesee Star Soccer Club Board. Mr. Bob Grant, 5257 E. Maple Avenue, spoke opposing this land use. Mr. Don Dale, 5034 S. Belsay Road, spoke opposing this land use. Mr. John Blewett, Secretary of Genesee Star Soccer Club Board, presented a letter of support.

Motion by Mrs. Coulter, supported by Mr. Hutchison, to approve Special Land Use #01-010 with the condition that would prohibit signs on the pole, that the building have an alarm system and be locked, that Site Plan Committee will determine the wattage, and the hours of operation of the lights and that the lights be at 45 feet. A roll call vote was taken, Mr. Swaim, Yes, Mr. Gellings, Yes, Mr. Bush, No. Mr. Hutchison, Yes, Mr. Johnson, No, Mrs. Coulter, Yes, Mr. Wilson, Yes. Motion carried 5 – 2.

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)

Motion by Mr. Johnson, supported by Mr. Gellings, to table ZC #554.2 to the December 6, 2001, for notification purposes. Motion carried 8 – 0.

#### NEW BUSINESS

SPR #722 - Site Plan Review for an Industrial Building over 25,000 square feet

By: MGA Research Corporation  
Rep: Steve Nagy, Gould Engineering, Inc.  
2040 E Maple Avenue  
Flint, MI 48507

Re: Proposed MGA Research Building  
12-34-300-008  
Section 34  
Zoned I-1, Light Industrial

Mrs. Cullari stepped down and did not participate in deliberations or voting.

Mr. Nagy stated that this is a proposed crash-testing site and explained the site plan.

Motion by Mr. Bush, supported by Mr. Gellings, to approve SPR #722 based on the suggestions of McKenna and Associates with the condition that there be no outside storage of crash vehicles. Motion carried 7 – 0.

Mrs. Cullari returned.

SPR #741 - Site Plan Review for a Site Condominium Project

By: Crosswinds Communities  
Rep: Lisa Easterwood, Gould Engineering  
2040 E. Maple Avenue  
Flint, MI 48507

Re: Proposed New Subdivision  
Meadowwalk  
12-03-100-001, 12-03-100-007,  
12-03-300-011  
Section 03  
206 gross acres 366 ± lots

Gould Engineering presented the details of this case to the Commission.

Motion by Mr. Johnson, supported by Mr. Hutchison, to table SPR #741. Motion carried 8 – 0.

#### COMMITTEE REPORTS

##### TOWNSHIP BOARD

Mr. Swaim reported on staff hiring and Zoning Ordinances that were recommended by the Planning Commission that were approved.

##### BOARD OF ZONING APPEALS

Mr. Hutchison reported that the September 7, 2001 meeting one case was tabled, one case was approved. The September 10, 2001 meeting one case was approved. The September 18, 2001 meeting three were tabled one was approved. The October 16, 2001 meeting five cases were approved and one was withdrawn.

##### BUILDING, PLANNING AND ZONING

Mr. Edwards had no report.

##### SIGN COMMITTEE

The chairperson reported that the final draft will be available before the next meeting.

##### SITE PLAN REVIEW

Mr. Bush reported on several SPR cases.

##### GRAND BLANC CITY

Mr. Freel was not present, Mr. Hutchison reported on several items for the city;

1. Riverbend Nursing Home oxygen system
2. Halo Burger property
3. Proclean
4. Deer Park Plaza (old Ethan Allen)
5. American Legion Post
6. K-Mart sign

##### PATHWAYS

Ms. Masson reported the GIS is preparing a map on pathways.

#### OTHER BUSINESS

Mrs. Cullari reported on committee member changes. As of December 31, Mr. Gellings will chair Site Plan and Mr. Bush will handle special projects and the Woodlands. Mr. Wilson will be on the Site Plan Committee. Mrs. Coulter will chair the Open Space Committee

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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.

ADJOURNMENT

Motion by Mr. Hutchison, supported by Mr. Bush, to adjourn.  
Motion carried 8 – 0.

Lorraine A. Parker  
Clerk

By: Linda Leitch  
November 6, 2001

Commission Approval: December 6, 2001