

**CHARTER TOWNSHIP OF GRAND BLANC
PLANNING COMMISSION SPECIAL MEETING
Grand Blanc Township Hall
5371 S. Saginaw Street, Grand Blanc, MI 48439
January 8, 2003**

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

ROLL CALL	Mr. Bush, Mrs. Cullari, Mr. Hoffman, Mr. Hutchison, Mr. Johnson, Ms. Kapellas, Mr. Swaim, Mr. Wilson
MEMBERS ABSENT	Mr. Gellings
STAFF PRESENT	Mr. Keith Edwards, Planning & Zoning Administrator, Mr. Lyndon Lattie, Township Attorney, Ms. Megan Masson-Minock, Planning Consultant McKenna & Associates
PUBLIC COMMENT	Several members of the audience spoke supporting the Colony Market rezoning and opposing the Woodfield Towne Center.
APPROVAL OF MINUTES December 19, 2002 November 26, 2002 (Special)	Motion by Mr. Hutchison, supported by Mr. Bush, to approve the minutes of December 19, 2002 as presented. Motion carried 8 – 0. Motion by Mr. Swaim, supported by Mr. Johnson, to approve the minutes of the Special November 26, 2002 meeting as presented. Motion carried 8 – 0.
APPROVAL OF AGENDA	Motion by Mr. Hutchison, supported by Ms. Kapellas, to approve the agenda as presented. Motion carried 8 – 0.
CORRESPONDENCE	Mrs. Cullari presented several items of correspondence.
OLD BUSINESS	None
NEW BUSINESS	

ZC #568 – Rezoning Case – Public Hearing

Edwin Luke Atwell-Hicks, Bob Beaugrand 1414 E. Grand Blanc Road Grand Blanc, MI 48439	Re: 1414 E. Grand Blanc Road – 12-19-100-015 also vacant land – 12-19-200-002 Zoned R-2, Single Family Residential To LDM Low Density Multiple
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(Located on Grand Blanc Road just West of the I-75 overpass)

Mr. Doug Monroe, Pulte Homes, 26622 Woodward Avenue, Suite 204, Royal Oak, MI. Mr. Monroe spoke representing Pulte Homes. Mr. Bob Bobrant spoke presenting this case.

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Mrs. Masson-Minock, McKenna Associates, presented a review of this case.

Mr. Lyndon Lattie entered the meeting at 9:05 P.M.

The Public Hearing was opened. Several members of the audience spoke opposing this rezoning.

Mr. Zittel, Township Supervisor and Mrs. Micki Hoffman, Township Trustee entered the meeting at 9:25 P.M.

Motion by Mr. Bush, supported by Mr. Hoffman, to recommend denial to the Township Board of ZC #568 as it does not meet the criteria, and for reasons stated in the McKenna Associates report. A roll call vote was taken; Mr. Bush, Yes, Mr. Hoffman, Yes, Mr. Hutchison, Yes, Mr. Swaim, Yes, Mr. Johnson, Yes, Ms. Kapellas, Yes, Mr. Wilson, Yes, Mrs. Cullari, Yes. Motion carried 8 – 0.

Woodfield Town Center – Set Date for Pubic Hearing

Paragon Development
SSOE, Inc. Rudy Quaderer
1000 Woodfield Drive
Grand Blanc, MI 48439

Re: Proposed Woodfield Town Center
12-35-200-025, 12-35-200-026, 12-35-200-027
12-35-200-001, 12-35-200-002, 12-35-200-003
12-35-200-004, 12-35-200-006, 12-35-200-007
Section 35
Zoned MDM Medium Density Multiple and
NC Neighborhood Commercial

Motion by Mr. Johnson, supported by Mr. Bush, to schedule a Public Hearing for February 6, 2003. Motion carried 8 – 0.

Motion by Mr. Hoffman, supported by Ms. Kapellas, to continue the meeting past 10:30 P.M.. Motion carried 8 – 0.

ZC #565 – Rezoning Case –

Response to correspondence from the Township Attorney

The Commission reviewed items 1 through 3 in Mr. Lattie's letter of December 19, 2002.

Motion by Ms. Kapellas, supported by Mr. Hoffman, to recommend to the Township Board to designate the two northern most parcels as General Commercial and the one southern parcel to stay as Neighborhood Commercial for ZC #565. A roll call vote was taken; Ms. Kapellas, Yes, Mr. Hoffman, Yes, Mr. Hutchison, No, Mr. Bush, Yes, Mr. Swaim, Yes, Mr. Wilson, No, Mr. Johnson, Yes, Mrs. Cullari, No. Motion carried 5 – 3.

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ADJOURNMENT

Motion by Mr. Bush, supported by Mr. Hutchison, to
adjourn at 12:00. A.M. Motion carried 8 – 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
January 15, 2003

Commission Approval: January 16, 2003

PLANNING COMMISSION
PUBLIC COMMENTS
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OPENING PUBLIC COMMENT

Ms. Kimberly Auker (McVey)
E. Hill Road
Grand Blanc, MI 48439

Ms. Auker spoke supporting the Colony Market 5066 rezoning.

Mr. Stan Gramke
5436 Green Bank Drive
Grand Blanc, MI 48439

Mr. Gramke spoke opposing the Woodfield Town Center.

Mr. Brian Albee
Aberdeen Drive
Grand Blanc, MI 48439

Mr. Albee spoke opposing the Woodfield Town 10086 Center.

Mr. George Rizik
8226 S. Saginaw Street
Grand Blanc, MI 48439

Mr. Rizik spoke asking if there could be a special meeting for Woodfield so more people could voice their opinions.

Mr. Bill Fitzgerald
10117 Aberdeen Drive
Grand Blanc, MI 48439

Mr. Fitzgerald spoke opposing the Woodfield Town Center.

Mr. Allan Fee
6095 Waterford Drive
Grand Blanc, MI 48439

Mr. Fee spoke opposing the Woodfield Town Center

Mr. Mike Kane
Aberdeen Drive
Grand Blanc, MI 48439

Mr., Kane spoke opposing the Woodfield Town 10122 Center.

Mr. James Shaeffer
8036 Pepperwood Drive
Grand Blanc, MI 48439

Mr. Shaeffer spoke supporting the Colony Market rezoning.

Mr. Mike Blondell
6131 Perry Road
Grand Blanc, MI 48439

Mr. Blondell spoke supporting the Colony Market rezoning.

Mrs. Joan Cockerton
5504 Howe Road
Grand Blanc, MI 48439

Mrs. Cockerton spoke supporting the Colony Market rezoning.

Mr. William Thewalt
6130 Kings Shire Road
Grand Blanc, MI 48439

Mr. Thewalt spoke supporting the Colony Market rezoning.

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Mrs. Joyce Thewalt
6130 Kings Shire Road
Grand Blanc, MI 48439

Mrs. Thewalt spoke supporting businesses in Grand Blanc.

Mr. Glen Cottrell
6226 Kings Shire Road
Grand Blanc, MI 48439

Mr. Cottrell spoke supporting the Colony Market rezoning.

Mr. Bob Wilson
8331 Manchester Drive
Grand Blanc, MI 48439

Mr. Wilson spoke supporting the Colony Market rezoning.

Mr. James Evans
9359 Burning Tree
Grand Blanc, MI 48439

Mr. Evans spoke supporting the Colony Market rezoning.

ZC #568

Mr. Jason Phillips
8219 Fenton Road
Flint, Mi 48507

Mr. Phillips spoke opposing this rezoning due to traffic on Grand Blanc Road and overcrowding in the schools.

Mr. Tom Gibbons
1245 Gilbert
Flint, MI

Mr. Gibbons spoke opposing this rezoning due to traffic increase, decrease in his property value, and the crowding in the schools.

Mr. Paul Lissner
1457 Bush Creek Drive
Grand Blanc, MI 48439

Mr. Lissner spoke opposing this rezoning due to an increase in traffic.

Mrs. Sharon Balasko
1084 Grand Blanc Road
Grand Blanc, MI 48439

Mrs. Balasko spoke opposing this rezoning due to traffic problems.

Mrs. Terry Hyde
1114 Grand Blanc Road
Grand Blanc, MI 48439

Mrs. Hyde spoke also opposing this rezoning due to the increased traffic and problems it would cause.

Mr. John Leadley
8171 Fenton Road
Grand Blanc, MI 48439

Mr. Leadley spoke opposing this rezoning due to water problems that this would cause and traffic problems.

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Mr. William Thewalt
6130 Kings Shire Road
Grand Blanc, MI 48439

Mr. Thewalt spoke opposing this rezoning.

Mr. Steve Shimmons
1001 Thornridge
Grand Blanc, MI 48439

Mr. Shimmons, general property manager for Flint Building Company spoke on behalf of Thornridge Apartments opposing this rezoning due to traffic, schools, and sewer systems.

Mr. John Anderson
1098 Barbara Street
Grand Blanc, MI 48439

Mr. Anderson spoke also opposing this rezoning due to traffic, and protection of wildlife.