

**PLANNING COMMISSION
CHARTER TOWNSHIP OF GRAND BLANC REGULAR MEETING
Grand Blanc Township Hall
5371 S. Saginaw Street, Grand Blanc, MI 48439
May 15, 2003**

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

- ROLL CALL** Mr. Hoffman, Mr. Gellings, Mr. Bush, Mr. Hutchison, Mrs. Cullari, Mr. Johnson, Mr. Wilson
- MEMBERS ABSENT** Ms. Kapellas, Mr. Swaim
- STAFF PRESENT** Mr. Keith Edwards, Planning & Zoning Administrator, Mr. David Lattie, Township Attorney, Mr. Rod Arroyo, Ms. Kathy Grostic, and Ms. Heidi Hannon, Birchler Arroyo Associates, Township Planning Consultants
- PUBLIC COMMENT** None
- APPROVAL OF MINUTES**
April 17, 2003 Motion by Mr. Hutchison, supported by Mr. Bush, to approve the minutes of April 17, 2003 as presented. Motion carried 7-0.
May 1, 2003 Motion by Mr. Wilson, supported by Mr. Hoffman, to approve the minutes of May 1, 2003 as presented. Motion carried 7-0.
- APPROVAL OF AGENDA** Motion by Mr. Bush, supported by Mr. Hoffman, to approve the agenda as presented. 7-0.
- CORRESPONDENCE** Mrs. Cullari presented several items of correspondence.
- OLD BUSINESS** None
- NEW BUSINESS**
- Workshop**
1. Zoning Ordinance Amendments
a. Article 35, Board of Zoning Appeals
b. Site Plan Review
c. Signs
Mr. Edwards reported on the time schedule for the Master Plan Update. Mr. Arroyo gave a over review of Birchler Arroyo's schedule for the Master Plan. A meeting was scheduled for May 29, 2003 at 7:00 P.M. for Master Plan discussion. The regular July 3, 2003 meeting will be rescheduled to July 2, 2003. Items 1,2,3,4 were discussed.
 2. Subdivision Control Ordinance Amendment
 3. Private and Public Roads
 4. Storm Water Management

COMMITTEE REPORTS

Township Board

Mr. Swaim was not present. There was no new report.

Board of Zoning Appeals

Mr. Hutchison reported on the April 15, 2003 meeting. BZA #1509 accessory structure, approved, BZA #1510, Tim Horton, denied, BZA #1512, Buick Open parking, approved, BZA #1513, Buick Open parking, approved, BZA #1514, divide a parcel, approved, BZA #1515, temporary land permit, approved, BZA #1516, Victor George signs, 1 pole sign approved, building sign 32 sq. foot, denied, pole sign for used vehicles, denied, monument sign for used vehicles, approved, 70 sq. foot building sign, approved, 39 sq. foot sign with logos, approved, wall sign on the north side of building, tabled, BZA # 1517, Bank One for a banner, tabled.

Building, Planning & Zoning

Mr. Edwards had no new report.

Site Plan Review

Mr. Gellings reported SPR #800 will be coming back for final site plan, SPR #762, Greenfield Estates, will be coming to the Planning Commission, SPR #775 Embury Road Commerce Park, will be coming Back with revisions, SPR #802 Golden Gables Day Camp, will come to Planning Commission.

City of Grand Blanc/ City Liaison

Ms. Kapellas was not present, there was no report.

Pathways

Mr. Edwards reported they are working on this with Rowe Engineering.

Woodlands

Mr. Edwards reported that he is working on this with Mr. Bush. They will be presenting a draft in the near future.

Entryways

Mr. Hutchison reported he is seeking price quotes from Creative Wood Products in Fenton.

OTHER BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

Motion by Mr. Bush, supported by Mr. Gellings, 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
May 19, 2003

Commission Approval: June 5, 2003