

**PLANNING COMMISSION
CHARTER TOWNSHIP OF GRAND BLANC REGULAR MEETING
Grand Blanc Township Hall
5371 S. Saginaw Street, Grand Blanc, MI 48439
March 4, 2004, 7:30 p.m. to 10:30 p.m.**

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

ROLL CALL Mr. Brown, Mrs. Cullari, Mr. Hoffman, Mr. Johnson, Mr. Swaim, Mr. Wilson

MEMBERS ABSENT Mr. Gellings, Ms. Kapellas, Mr. Smiley

STAFF PRESENT Mr. Keith Edwards, Planning & Zoning Administrator, Mr. David Lattie, Township Attorney, Ms. Kathy Wyrosdick, Ms. Heidi Hannon, Birchler / Arroyo Associates

PUBLIC COMMENT Several members of the audience spoke expressing concerns with the religious Masque being built on Baldwin Road.

APPROVAL OF MINUTES Motion by Mr. Johnson, supported by Mr. Swaim, to approve the
February 19, 2004 minutes of February 19, 2004 as presented. Motion carried 6-0.

APPROVAL OF AGENDA Motion by Mr. Hoffman, supported by Mr. Wilson, to approve the agenda as presented. Motion carried 6-0.

CORRESPONDENCE Mrs. Cullari presented items of correspondence.

OLD BUSINESS None

NEW BUSINESS

SPR #808 & SLU #02-001 – Final Site Plan Review – The Peace Project

By: Grand Blanc Investment	Re: The Peace Project
Rep: Debra Honea, Ted Hu Associates	Vacant Land, Baldwin Road
8285 S. Saginaw Street, Ste. 9	12-30-400-013
Grand Blanc, MI 48439	Zoned R-2, (Single Family Res.)
(Located West of Pere Marquette Drive on Baldwin Road)	

Mr. Edwards reviewed the history of this case.

Mrs. Honea spoke representing the petitioner.

Motion by Mr. Hoffman, supported by Mr. Wilson, to approve the Final Site Plan for SPR #808, SLU #02-001 subject to the following seven conditions:

1. Provide fire hydrant as recommended by the Fire Chief.
2. Changes to the roof-top mechanical screening.
3. Approval of the storm water management system by the Township Engineer.
4. Compliance with the requirements of Township Departments, State and County Agencies.

5. Continued compliance with Article 22, specifically Section 2204 of the Zoning Ordinance for Special Land Uses.
6. Construct a berm along the east property line 3-4 ft. high and 300-400 feet long with 6 ft. tall evergreens on top of the berm to be placed 15 feet apart.
7. Return Site Plan to the Site Plan Review Committee to insure the above conditions are satisfied.

Motion carried 6-0.

Motion by Mr. Swaim, supported by Mr. Hoffman, that in regards to SPR #808 and SLU #02-001 the petitioner be required to not have a time lapse of more than 60 days for submission of the revised materials to the Planning and Zoning Department. Motion carried 6-0.

SPR #774 – Grand Village – Final Site Plan Review - Proposed Site Condominium

By: Bald Mountain Dev. Co.,	Re: Grand Village
Rep: Jamal Abdallah	Proposed Site Condominium
3803 Bald Mountain Road	Zoned R-2, Single Family
Lake Orion, MI 48360	
(Located East of Grand View Lake Subdivision on Cook Road)	

Mr. Abdallah presented the details to his request.

Mr. Edwards reviewed his report.

Motion by Mr. Wilson, supported by Mr. Hoffman, to approve SPR #774 subject to the following conditions:

1. Attach legal description of the property to the proposed Master Deed;
2. Approval of condominium documents by Township Attorney; and,
3. Written verification by Grand Blanc Township that proposed development will have access to and capacity within the municipal sewer and water systems.

Motion carried 6-0.

SPR #821 – Grand Bluffs – Final Site Plan Review - Proposed Site Condominium

By: Bald Mountain Dev. Co.,	Re: Grand Bluffs
Rep: Jamal Abdallah	Proposed Site Condominium
3803 Bald Mountain Road	Zoned R-4, Single Family
Lake Orion, MI 48360	
(Located at the end of Rowland Street near Fenton and Maple Roads)	

Mr. Abdallah presented the details to his request.

Mr. Edwards reviewed his report and recommendations.

Motion by Mr. Hoffman, supported by Mr. Johnson, to approve SPR #821 with the following conditions;

1. Attach legal description of the property to the proposed Master Deed;
2. Approval of condominium documents by Township Attorney;
3. Written verification by Grand Blanc Township that proposed development will have access to and capacity within the municipal sewer and water systems;
4. Approval by Township Engineer of proposed storm water management system;
5. Approval by Genesee County Road Commission, compliance with recommendation of Genesee County Water & Waste Services; and,
6. Coordinate location and future looping of water main with Township.

Motion carried 6-0.

Proposed Zoning Ordinance Amendments

Article 29, Sign Ordinance - The ordinance amendments for Article 29 - Signs will be going to the Planning Commission for a public hearing (with some revisions) on May 6, 2004

Articles 2, 3, & 4, Wetlands – Ms. Hannon reviewed the changes to Articles 2, 3, and 4 regarding Wetlands. The Planning Commission decided to review the issues at committee to be scheduled by staff.

Article 1 & 2, Planning Commissioner’s Review – This will be discussed at the next meeting.

COMMITTEE REPORTS

<i>Township Board</i>	Mr. Swaim had no new report.
<i>Board of Zoning Appeals</i>	Mr. Brown had no new report.
<i>Building, Planning & Zoning.</i>	Mr. Edwards had no new report.
<i>Site Plan Review</i>	Mr. Wilson reported SPR #826 Al Serra Hummer, for a new building will come back, SPR #825 Sunrise at Woodfield, to return with changes, SPR #827 L L Tool expansion, approved with conditions.
<i>City of Grand Blanc City Liaison</i>	Ms. Kapellas was not present.
<i>Pathways</i>	Mr. Edwards reported Rowe Engineering is working on applications for grants for the Pathways Project.
<i>Entryways</i>	Ms. Kapellas was not present.

OTHER BUSINESS

None

PUBLIC COMMENT

Mr. John Pavone, 9141 Warwick Circle Ct., spoke concerning the Draft Master Plan and sign for public notices to be placed on properties.

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ADJOURNMENT

Motion by Mr. Brown, supported by Mr. Johnson to adjourn.
Motion carried 6-0.

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
March 8, 2004

COMMISSION APPROVAL: April 1, 2004

PLANNING COMMISSION
PUBLIC COMMENT
March 4, 2004

Mr. Brian Barna
1500 Platte Drive
Grand Blanc, MI 48439

Mr. Barna spoke concerning property on Baldwin Road where a Religious Mosque is proposed, obtaining a copy of minutes and names on extensions for this project.

Mr. Jerry Stickel,
9498 Pere Marquette Drive,
Grand Blanc, MI 48439

Mr. Stickel spoke expressing concern with noise and lights in his back yard if a Mosque is constructed. He would like to have a berm there to help protect from noise.

Mrs. Stickel
9498 Pere Marquette Drive
Grand Blanc, MI 48439

Mrs. Stickel spoke expressing the concerns that her husband presented.

Mrs. Audra Snowden
9443 Pere Marquette drive
Grand Blanc, MI 48439

Mrs. Snowden spoke supporting the previous comments on the mosque and wanting to protect the naturalistic setting.

Mr. Jim Nash
9491 Pere Marquette
Grand Blanc, MI 48439

Mr. Nash would like to have a berm, trees, and fence to help with noise at the mosque.

Mr. John Roberts
9450 Pere Marquette
Grand Blanc, MI 48439

Mr. Roberts expressed concerns with the Mosque project.