

**PLANNING COMMISSION
CHARTER TOWNSHIP OF GRAND BLANC SPECIAL MEETING
Grand Blanc Township Hall
5371 S. Saginaw Street, Grand Blanc, MI 48439
March 18, 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. Swaim, Mr. Smiley, Mrs. Hoffman, Mr. Brown, Mr. Gellings, Mrs. Cullari, Ms. Kapellas, Mr. Wilson, Mr. Johnson (arrived late)

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

PUBLIC COMMENT Several members of the audience spoke expressing concerns with PUD #03-002.

Mr. Johnson entered the meeting.

APPROVAL OF MINUTES None

APPROVAL OF AGENDA Motion by Mr. Hoffman, supported by Mr. Smiley, to approve the agenda as presented. Motion carried 9-0.

CORRESPONDENCE Mrs. Cullari presented several items of correspondence.

OLD BUSINESS None

NEW BUSINESS

**PUD #03-002 – Concept Plan Review – Proposed Planned Unit Development
Grand Blanc Town Center**

By: Grand Sakwa of Grand Blanc
Rep: George Rizik
28470 Thirteen Mile Rd., Ste. 220
Farmington Hills, MI 48334

Re: 10800 S. Saginaw Street
PID #12-09-300-003
Section 09
Zoned I-2, General Industrial
Commonly known as Deer Park

Mr. Rizik reviewed the details to this request.

Mr. Rod Arroyo reviewed the Planning Review and Traffic Review information and the recommendation by Birchler / Arroyo to approve PUD #03-002.

There was extensive discussion on these items by the Commission members.

Motion by Ms. Kapellas, supported by Mr. Hoffman, to send PUD #03-002 for rezoning to General Commercial to the Township Board for approval of the conceptual plan, with the following conditions;

1. Subject to review of the environmental studies;
2. Subject to determination of permitted and prohibited uses;
3. Incorporating the reviews of Birchler / Arroyo reports of March 4, 2004 and March 5, 2004;
4. Incorporating the recommendations from Genesee County Road Commission dated February 27, 2004;

Motion carried 9-0.

COMMITTEE REPORTS	None
OTHER BUSINESS	None
PUBLIC COMMENT	Mrs. Joan Cockerton, 5504 Howe Road, spoke concerning the possibility of contamination in Deer Park.
ADJOURNMENT	Motion by Mr. Hoffman, supported by Mr. Johnson, to adjourn the meeting. Motion carried 9-0.

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 22, 2004

Commission Approval: April 1, 2004

**PLANNING COMMISSION
PUBLIC COMMENT
MARCH 18, 2004**

Mr. Victor Lukasavitz
Gould Engineering

Mr. Victor Lukasavitz spoke requesting that his property on Maple road not be changed to low density residential in the new Master Plan.

Mrs. Lee Hockstad
5429 Territorial
Grand Blanc, MI 48439

Mrs. Hockstad, spoke concerning future planning in Grand Blanc and asking the Township to take on the responsibility for strong zoning and planning.

Mr. Randy Byrne
City Manager
City of Grand Blanc

Mr. Byrne stated the City Planning Commission reviewed the Township's plan for the proposed development of the Deer Park property. He stated the City would like to work with the Township on this proposed plan.

Mr. Carmon Avantinie
LSL Planning

Mr. Avantini spoke as the Planner for the City of Grand Blanc. He asked the Township to look at this plan to be sure it does not compete with the Downtown City project.

Mr. Scott Shogun
Parsons, Brinkerhof
Traffic Consultant

Mr. Shogun spoke as the traffic consultant for the City of Grand Blanc. He reviewed his traffic study report.

Mayor Michael Matheny
Grand Blanc City Mayor

Mayor Matheny spoke expressing concerns the City has with this development.