

**PLANNING COMMISSION REGULAR MEETING
CHARTER TOWNSHIP OF GRAND BLANC
Grand Blanc Township Hall
5371 S. Saginaw Street, Grand Blanc, MI 48480-0057
June 2, 2005 @ 7:30 p.m. to 10:30 p.m.**

The meeting was called to order by Chairman Gellings and opened with the Pledge of Allegiance.

ROLL CALL	Mrs. Kingston, Mr. Hoffman, Mr. Brown, Mr. Johnson, Mr. Gellings, Mr. Wilson, Ms. Kapellas
MEMBERS ABSENT	Mr. Blondell, Mr. Smiley
STAFF PRESENT	Mr. Keith Edwards, Planning Director, Mr. David Lattie, Township Attorney, Ms. Heidi Hannan, Birchler / Arroyo, Township Consultants
PUBLIC COMMENT	No member of the audience spoke.
APPROVAL OF MINUTES May 5, 2005	Correction in Site Plan Review should have read, proposed medical facility on north side of Pollock Road, and some typing corrections. Motion by Mr. Johnson, supported by Mr. Wilson, to approve the minutes of May 5, 2005 as corrected. Motion carried 7-0.
APPROVAL OF AGENDA	Motion by Ms. Kapellas, supported by Mrs. Kingston, to approve the agenda as presented. Motion carried 7-0.
CORRESPONDENCE	Letter, Walter P. Griffin Mr. Griffin, representative of the Genesys Sports Facility, was asking for a text change in the zoning ordinance to allow professional offices not related to health care to be located in a health care district. The Commission members will get more information and return with this next month.

OLD BUSINESS

A. Phase-I of the Proposed Zoning Ordinance Amendments for Single Family Residential Provisions

Mr. Edwards reviewed comments from the Township Board concerning the Proposed Zoning Ordinance Amendment changes for Single Family Residential.

Ms. Hannan, Birchler / Arroyo, reviewed the only changes from the last meeting which are on page 2 Sub-Section 5, Establishment of a Rural Corridor Preservation Area and a new paragraph Sub-Section 6, Double Frontage Lots.

Meeting dates were set for August 17, 2005 at 7:00 P.M. and September 21, 2005 at 7:00 P.M.

NEW BUSINESS

A. **SPR #849 – Deer Run Farms Phase III & IV – Preliminary Site Plan Review**

By:	Fazal Khan & Associates, Inc.	Re:	Phase III & IV
Rep.	Carol Thurber		Existing Subdivision
	43345 Schoenherr		Zoned R-1/ROS
	Sterling Heights, MI 48313		Single Fam. Residential Open Space

Mr. Khan spoke representing the petitioner. He addressed concerns with placement of fire hydrants.

Mr. Edwards addressed concerns with the fire hydrants and sewer and water capacity and stated that the sewer and water capacity was figured in with the Master Plan.

Ms. Hannan presented the report from Birchler / Arroyo. She stated that this was sent to the Planning Commission with ten (10) conditions and that the applicant has addressed most of these conditions. She expressed concern with the alignment of the road intersection due to light glare in residents homes.

Mr. Khan reviewed changes in the alignment of the road intersections to help with the glare in residents homes.

Motion by Ms. Kapellas, supported by Mr. Hoffman, to approve **SPR #849** Deer Run Farms Phase III & IV, Preliminary Site Plan Review with the following conditions:

1. Comply with Township Department requirements including Township Engineer;
2. Obtain approval from Genesee County Water and Waste Service, Genesee county Drain Commission, Genesee County Road Commission and Michigan Department of Environmental Quality.

Motion carried 7-0.

COMMITTEE REPORTS

Township Board

Mrs. Kingston reported the following; 2 students received resolutions for attaining Eagle Scout; Mr. Edwards presented trees to the Board members and all 5th graders in Grand Blanc in honor of Arbor Day and the Township Tree Protection Ordinance; Hidden Oaks Phase 5 Preliminary Plat was approved with 3 conditions; Trillium Cinema SPR #871 Part A of Phase I of Trillium Circle PUD was approved with 14 conditions; Debi Barriger, Finance Director, was appointed to the Money Purchase Pension Plan and Trust Advisory Committee; the Board approved the hiring of Michael Zonyk as GIS Technician; the purchase of 3 parcels from Genesee County Land Bank was approved; the Board approved the acceptance of the resignation of DPW Technician Robert Smith; the Second reading of the 2003 International Fire Code Ordinance was approved; the Second reading of the 2003 International Property Maintenance Code Ordinance was approved; the demolition contract for the structures located on the McGrath property by Barkman Excavating was approved; the Board approved the establishment of Residential Equivalency Unit Calculation Appeal Policy; the Board accepted the ratification of Union Contract for the Patrol Unit; the purchase of a replacement tractor was approved; the purchase of a Z Mower was approved; a resolution to amend the 2005 General Fund Budget to issue a bi-monthly newsletter was approved; a resolution for Genesee County Road Commission 2005 Dust

(Committee Reports
Township Board
continued)

Control Chloride application was approved; a resolution to support the Genesee County Metropolitan Planning Commission Community Development Block Program was approved; the resolution to update the signature card for the Genesee County Metropolitan Planning Commission Block Program to include Mrs. Linda Kingston and Mrs. Ann Moss was approved; the resolution and authorization for change in Standard Street Lighting contract for Cambridge Park was approved.

Board of Zoning Appeals

Mr. Brown reported the following; BZA #1665, a request for a land division prior to receiving Planning Commission approval of a private road, the applicant requested that this be moved to the June 21, 2005 meeting; BZA #1661 request to change the use of this building to OS the attorney, representing the applicant, asked to table this to the June 21, 2005 meeting; BZA #1669, request for an addition on an existing detached accessory building, this was approved for a smaller building than requested; BZA #1670, request to build a deck with a 6 foot variance, this was approved; BZA #1671, request for a temporary construction trailer, this was approved with conditions; BZA #1672, request for and extension on a temporary construction trailer, this was approved for 60 days with conditions; BZA #1673, request for Buick Open parking, this was approved with conditions.

*Building, Planning
& Zoning*

Mr. Edwards stated that the following members term on the Planning Commission ends July 2005, Mr. Blondell, Mr. Hoffman, Mr. Johnson, Ms. Kapellas. He asked if the current members would like to continue so that he can inform Mr. Zittel. He gave the Commission members registrations forms for the Annual Planning Commission Conference for September 14, 2005 to September 17, 2005 on Mackinaw Island. Mrs. Kingston stated that the Genesee Institute and Genesee County Land Bank has invited elected and appointed official to participate in a conference on Planning for Growth and Land Conservation on June 9, 2005.

Site Plan Review.

Mr. Gellings reported the following, SPR #858, proposed Arby's on Holly Road will be revised and resubmitted; SPR #871, Trillium Cinema was seen, Phase C and Phase D of Heritage Park was seen, SPR #862, Regency Park, Holly and I-75 entrance drive between gas station and existing hotel was discussed, Stone Creek Crossing proposed residential open space development at Baldwin and Vassar Road approved for advancement to the Planning Commission with several conditions.

*City of Grand Blanc/
City Liaison*

Ms. Kapellas reported the City approved the PUD for Holly Road The Cliffs, Taco Bell has been talking to the City concerning the property next to Sunset Apartments, Mr. Steve Robinson was appointed to the Planning Commission, there was discussion that Grand Blanc Golf and Country Club Driving Range may be asking for a rezoning of a portion of the driving range.

Pathways

Mr. Edwards reported he had a discussion with the Road Commission and their decision has been moved to September 2005.

Entryways

Ms. Kapellas had no new report.

OTHER BUSINESS

Mr. Edwards reported that there has been discussion with the County regarding the old Delta Gas Station on Hill and Fenton Road and they are trying to find the solution to cleaning up the property as well as redeveloping. There will be another meeting on this on Friday June 10, 2005. He also reported that the owner of Taboon's Restaurant has purchased the gas station on the south corner of Fenton and Hill and is working cooperatively with the Township.

PUBLIC COMMENT

No member of the audience spoke.

ADJOURNMENT

Motion by Mrs. Kingston, supported by Mr. Brown, to adjourn the meeting. 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.

Linda Kingston
Clerk

By: Linda Leitch
June 6, 2005

Commission Approval: June 29, 2005