

**CHARTER TOWNSHIP OF GRAND BLANC
PLANNING COMMISSION SPECIAL MEETING
Grand Blanc Township Government Center
5371 S. Saginaw Street, Grand Blanc, MI 48480-0057
June 25, 2009 at 7:00 p.m. to 10:00 p.m.**

The meeting was called to order at 7:00 p.m. by Vice Chairman Joe Johnson with the Pledge of Allegiance.

ROLL CALL

Michael Blondell, Ed Brown, Jay Hoffman, Joe Johnson, Ryan Thompson, Jim Wilson

MEMBERS ABSENT

Dan Gellings, Debbie Tocarchick, Jamie Truesdell

STAFF PRESENT

Planner Mike Deem, Township Manager Richard Dunnill, Township Attorney David Lattie, Consultant Dave Campbell of Birchler Arroyo Associates

PUBLIC COMMENT

APPROVAL OF THE MINUTES - Regular Meeting of April 2, 2009

Motion by Mr. Wilson, supported by Mr. Blondell, to approve the Minutes of April 2, 2009, as presented. Motion carried 6-0.

APPROVAL OF THE AGENDA

Motion by Mr. Blondell, supported by Mr. Wilson, to approve the Agenda, as presented. Motion carried 6-0.

CORRESPONDENCE - Planning and Zoning News

UNFINISHED BUSINESS- None

NEW BUSINESS

A. ZC #610 – Wind Energy Ordinance -Public Hearing

By: Charter Township of Grand Blanc Re: New Ordinance
 Planning Commission
 5371 S. Saginaw Street
 Grand Blanc, MI 48439

Mr. Campbell reviewed the report from Birchler/Arroyo and recommended approval of the Wind Energy Ordinance.

Public comment opened.

Mrs. Verlyn Gank, 4421 Baldwin Road, discussed a Michigan company which manufactures wind spires. She wanted to make sure the ordinance addressed this type of wind turbulence.

Motion by Mr. Blondell, supported by Mr. Hoffman, to recommend approval to the Township Board of **ZC #610 Wind Energy Ordinances** with the removal in Section 4.7B, of the word “primarily.” Motion carried 6-0.

B. ZC #613 – Rezoning - Public Hearing

By: Grand Blanc School District
11920 S. Saginaw Street
Grand Blanc, MI 48439

Re: 2500 E. Maple Avenue
Part of this parcel
PID #12-05-200-002
From OS Office Service
To I-1 Light Industrial

Mr. Blondell requested to leave the room due to a potential conflict of interest with the schools. The Planning Commission Members accepted his request.

Mr. Deem stated the Grand Blanc Community School District was requested to submit this Rezoning request. There is a small part of their parcel fronting on Maple Avenue still zoned Office Service. The majority of their business garage property is zoned I-1 Industrial. The rezoning will not reduce the usage of the parcel. Any office use will still be allowed under the I-1 Zoning. Since, the adjacent parcel to the East was recently rezoned; this is the right time to bring this to the Planning Commission.

Public comment opened. No member of the audience spoke.

Motion by Mr. Hoffman, supported by Mr. Brown, to recommend approval to the Township Board for Rezoning – Public Hearing of **ZC #613**. Motion carried 5-0 (Blondell had left the room- returned to the room after discussion).

C. ZC# 614 – GC/SLU – Public Hearing

By: Charter Township of Grand Blanc
Planning Commission
5371 S. Saginaw Street
Grand Blanc, MI 48439

Re: Amending the Special Land Use to
the General Commercial District

Mr. Deem stated the General Commercial Zoning District allows, under Principle Permitted Uses, all uses that are listed in the Office Service Professional Office (OSPO) and Neighborhood Commercial (NC) Zoning Districts. In the General Commercial Zoning District, we do not allow the uses that are Special Land Uses in those zoning districts if they do not have a commercial district. The proposed amendment states any Special Land Use allowed in the OSPO or NC would be allowed as a Special Land Use in General Commercial. Two businesses that would be permitted with this Zoning Amendment that are not currently allowed are tanning salons and housing for the elderly.

Mr. Johnson questioned why ambulance sites are only allowed in the Healthcare District.

Attorney Lattie stated we have the ability to locate governmental essential services wherever we feel they are needed. If the ambulance companies wanted to locate outside of our Healthcare District, we could evaluate other zoning classifications.

Mr. Dunnill indicated Genesee County has adopted a new Ambulance Ordinance and they are considering ways to enhance their service.

Public comment opened. No member of the audience spoke.

Motion by Mr. Brown, supported by Mr. Wilson, to recommend approval to the Township Board of **ZC# 614 – GC/SLU**. Motion carried 6-0.

COMMITTEE REPORT

Township Board

Mr. Thompson reported at the June 11, 2009, Township Board Meeting: (1) the Board authorized the purchase of upgrades to the BS & A software; (2) approved a stimulus package for the 1-75 Holly Road Exit ramp improvements; (3) Recycling Program is in full swing; (4) Mosquito spraying has started and has been very successful; (5) Dust control will be done shortly; (6) Two paving projects will be started soon- Deerfield Subdivision and part of Holly Springs Subdivision; (7) Plante & Moran provided information for our 2010 Budget; (8) Supervisor Hoffman will be making appointments to the Planning Commission - Jamie Truesdell and Jim Wilson appointments expire July 31, 2009.

Zoning Board of Appeals

Mr. Brown reported the Zoning Board of Appeals met on June 16, 2009: (1) ZBA #09-1889, Patrick Fenton, 3120 Grand Blanc Road, general variance for signage was tabled until the next regularly scheduled meeting; (2) ZBA #09-1890, Donald Gilstad, 2228 Grand Blanc Road, general variance for an accessory structure, was approved by the Board 5-0; (3) ZBA #09-1892, APEX Signs, representing Ron Sabo, general variance for a sign in the Holly/Baldwin/Saginaw corridor was approved by the Board 4-1. They are adding signage to a monument sign located on the adjacent business portion of Grand Ridge; (4) ZBA #09-1893, Joseph Caballero, 6126 Westview Drive, general variance for a 24' X 20' accessory structure, was approved by the Board 5-0.

Mr. Deem requested the Planning Commission discuss changing the maximum square footage requirements depending on acreage size of accessory structures. The Sabo sign added more signage to the existing structure and did not increase the size of the structure.

Building, Community Development

Mr. Deem reported Code Enforcement /Complaints Department are working on improving their procedures.

Mr. Brown requested information on the money approved for the Department Of Transportation project.

Mr. Deem reported the Township is unable to proceed until easements are obtained from General Motors SPO and Consumers Energy.

Site Plan Review

Mr. Wilson stated there was no meeting.

OTHER BUSINESS

Members of the Planning Commission stated there are drainage issues at the construction entrance of Del Webb Subdivision on Baldwin Road and trailers being left over night in the Wal-Mart parking lot.

Mr. Lattie updated the Planning Commission on the brick building on the southeast corner of Saginaw/Baldwin Road. It is back in front of Judge Fullerton due to inaction.

Mr. Deem stated, starting in August, the Planning Commission will hold monthly meetings to update our Master Plan.

ADJOURNMENT

Motion by Mr. Hoffman, supported by Mr. Brown, to adjourn the meeting. Motion carried 6-0.

Clerk Cathy Lane

By: Theresa Wood
July 2, 2009

COMMISSION APPROVAL: AUGUST 6, 2009