

**PLANNING COMMISSION REGULAR MEETING  
CHARTER TOWNSHIP OF GRAND BLANC  
Grand Blanc Township Government Center  
5371 S. Saginaw Street, P. O. Box 1833, Grand Blanc, MI 48480-0057  
Held at 7:00 p.m. on December 3, 2009**

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

**ROLL CALL**

Ryan Thompson, Dolores Coulter, Jay Hoffman, Joe Johnson, Dan Gellings, Jim Wilson, Mike Blondell, Ed Brown, Vince Bandurski

**MEMBERS ABSENT**

None

**STAFF PRESENT**

Planner Michael Deem, Township Attorney David Lattie, Planning Consultant Rod Arroyo and Jill Bahm of Birchler Arroyo.

**PUBLIC COMMENT**

Herbert Rissel, 6181 Muirfield Drive, had concerns regarding the basements in the Grand Reserve.

**APPROVAL OF THE MINUTES**

Motion by Mr. Wilson, supported by Mr. Johnson, to approve the Minutes of November 5, 2009, with the following amendment: Page 2, paragraph 3 second sentence add the word "and"; Page 2, paragraph 5 remove the comma after the word "stated". Motion carried 9-0.

**APPROVAL OF THE AGENDA**

Motion by Mr. Johnson, supported by Mr. Wilson, to approve the Agenda, as presented. Motion carried 9-0.

**CORRESPONDENCE-** Planning and Zoning News Magazine

**OLD BUSINESS -**

**A. ADM #09-004/ROS #03-003 – Grand Reserve Proposed Amendment - Residential Open Space**

By: Pulte Homes  
Rep: Kevin Christianson  
500 Avis Drive, Ste 100  
Ann Arbor, MI 48108

Re: Proposed Site Plan Amendment  
Change 67 duplex units to  
Single Family Units

Mr. Kevin Christianson, Planner and Title Manager of Pulte Homes of Michigan, will be representing the case for the proposed Grand Reserve Amendment. Mr. Christianson stated the intent of the amendment was to modify a portion of the approved site plan and to substitute the 67 attached units known as "The Townes at Grand Reserve" with 67 detached units. These units would have the same infrastructure, streets, sewer and water.

Mr. Gellings asked Mr. Christianson if they would have basements. Mr. Christianson stated that Pulte Homes is offering the option of basement or slab construction.

Mr. Gellings explained the November 3, 2005 Planning Commission minutes that stated the single family detached units were to have basements.

Attorney Lattie submitted a letter to the Planning Commission explaining the Planning Commission is not required to amend the approved original Residential Open Space Site Plan. If the Planning Commission should amend the plan for density/unit/spacing reasons they may do so, however, they need to know that the State of Michigan Building Code does not require basements/storm shelters to be under a home.

Mr. Hoffman commented on three (3) issues: the safety of basements versus flooding and sump pump problems that can occur in basements; this is an amendment to the density and not basement construction - would prefer to have these issues separate; and, how the square footage for the homes were calculated.

Ms. Coulter asked for clarification on the amendment versus basements. Mr. Christianson stated Pulte Homes is only asking for an amendment at this time.

Mr. Bandurski questioned if there were any safe rooms in the Grand Reserve Development. Mr. Christianson stated, not to his knowledge.

Mr. Gellings spoke on different methods of construction for safe rooms.

Mr. Blondell questioned the square footage of the units. Mr. Christianson stated, the approved detached units are the Leland at 1,097 square feet and the Traverse at 1,587 and the proposed single family units are 1,099, 1,288 and 1,416. Mr. Blondell asked if the garages will be front entry, Mr. Christianson stated yes.

Mr. Brown questioned the square footage of the approved site plan.

Mr. Gellings opened public comment:

Herbert Rissel, 6181 Muirfield Drive, expressed his appreciation to the Planning Commission for their works. He stated that the residents of Grand Reserve took a survey and the majority was in favor of the amendment as long as it was contained in the specific area on the proposed plan.

Mr. Allan Beauvais, 9437 Pebble Beach Lane, has concerns that Pulte Homes is selling a lesser product.

Mr. Rejniak, 9188 Pine Valley Drive, has concerns Pulte Homes is selling a much cheaper home product.

Mr. Glen Cottrell, 10218 Edgewood Drive, commented on the importance of safe houses .

Mr. Gellings closed public comment.

There was much discussion among the Planning Commission regarding the approved square footage and the proposed square footage.

Attorney Lattie advised the Planning Commission to address the minimum size of the square footage.

Motion by Mr. Hoffman supported by Ms. Coulter to approve amendment ADM #09-004/ROS #03-003 Grand Reserves from 67 attached single family units to 67 detached single family units, with 1,288 and 1,416 square feet homes for the "Townes at Grand Reserve" phase only. Motion carried 6 – 3. (Johnson, Wilson, Blondell)

Mr. Gellings called a short 1 minute recess.

## **NEW BUSINESS**

### **A. ZC #616 – Text Amendment - Public Hearing**

By:	Charter Township of Grand Blanc	Re:	Proposed Text Amendment
Rep:	Michael Deem, Planner 5371 S. Saginaw Street P. O. Box 1833 Grand Blanc, MI 48480		General Commercial District, GC xxxiii. Public, Parochial and other Private Elementary, Middle and High Schools

Mr. Deem gave a brief overview of the case. He stated the Charter Township of Grand Blanc received a request to review our locations for Private and Parochial Schools. Staff researched the Michigan State Law and found that Public and Charter Schools are exempt from zoning regulations. We allow similar uses such as Vocational Schools which are a Special Land Use in the General Commercial District.

The proposed amendment would allow for Private and Parochial Schools to have the same benefits that a Public or Charter School would receive.

Staff feels schools should have the ability to be an anchor in the Commercial District for economic growth in certain areas. There is steady traffic produced by the schools with constant trip generations, which is part of a business' site evaluation. Service industries such as stores and restaurants would benefit by having a school in the same zoning district. The new Urbanism Theory promotes having mixed uses together.

Ms. Coulter had concerns regarding children walking/riding bicycles to school in a Commercial District. Mr. Deem stated this is already an allowed use in the Commercial District for public and charter elementary, middle, and high schools. The amendment would allow it for Private and Parochial schools in the same zoning districts.

Mr. Hoffman reiterated that all the Planning Commission is doing is allowing private school entities at all grades levels the same benefits public schools are allowed. Mr. Deem concurred.

Mr. Gellings opened Public Comment.

There was no Public comment. Mr. Gellings closed the public hearing.

Staff believes the addition of private and parochial schools as a Special Land Use in the General Commercial District is consistent with similar uses in the ordinance and should be added as follows:

### **3.1.14 GC General Commercial**

#### **C. Special Land Uses**

##### **xxxiii. Public, Parochial and other Private Elementary, Middle and High Schools**

Motion by Mr. Brown, supported by Mr. Bandurski, to recommend to the Township Board approval for ZC #616 – Text Amendment to the General Commercial District to allow Public, Parochial and other Private Elementary, Middle and High Schools as a Special Land Use. Motion carried 8-1 (Mrs. Coulter).

#### **B. ZC #617 – Proposed Text Amendment – Set Public Hearing Date**

By: Charter Township of Grand Blanc	Re: Proposed Amendment
Rep: Michael Deem, Planner	Health Care District, HCD
5371 S. Saginaw Street	xii. Medical Marihuana
P. O. Box 1833	Michigan State Law
Grand Blanc, MI 48480	Special Land Use

Mr. Deem gave a brief overview of the proposed ordinance. He stated in November 2008, the State of Michigan voters passed the Michigan Medical Marihuana Act which allows the use of medicinal marihuana. The Charter Township of Grand Blanc has received a request from our Police Chief, David Stamm to create an ordinance so the Township could regulate it through zoning. The proposed amendment would be a Special Land Use in the Health Care District (HCD).

Motion by Mr. Hoffman, supported by Mr. Johnson, to set the public hearing date for the proposed amendment to the Health Care District for Medical Marihuana for the January 7, 2010 Planning Commission meeting. Motion carried 9-0.

#### **D. Discussion on the Master Plan**

Mr. Rod Arroyo of Birchler Arroyo Inc. gave an overview of the Land Use Plan Map with areas of concern. He has revised/reduced the build out population breakdown of residential units. Mr. Arroyo stated there was an existing 15,667 approved units not built, however, the number has changed due expired site plans, schools buying land, etc. Also, un-platted land could possibly yield 26,846 units. The forecast population could be approximately 69,792 at build out.

Mr. Arroyo spoke of the residential density, housing, intersection changes, walk-able developments, and larger scale retail developments for Trillium Gardens.

Mr. Gellings had questions regarding Rural Estate Residential District and R-1 Single Family Residential District. Mr. Arroyo clarified the lot sizes in these districts.

Mr. Brown questioned if the Technology Village Area would be harmonious with Automation Alley in Genesee County. Mr. Arroyo stated this will be a prime location.

Mr. Blondell asked how much Research and Development zoning was in the Technology Village Area. Mr. Arroyo did not know the exact acreage.

Mr. Johnson spoke of changing the General Commercial zoning on Hill Road near I-475 to a more flexible developmental zoning district. Mr. Deem stated, he has met with a developer for a proposed nursing home facility and is preparing a site plan for this area.

Mr. Hoffman questioned the difference between Village Mixed Use and Flexible Development. Mr. Arroyo stated, Village Mixed Use has specific uses such as walk-ability, a Main Street going through, buildings brought right up to the road right away line, on-street parking as if to create a "True Village" setting; Flexible Development is much broader; in that it could include Village Mix Use and/or more of a PUD setting like Heritage Park. These uses could be located at Saginaw/McCandlish and Holly/Baldwin and Saginaw/Hill/Dort Highway.

Mr. Bandurski stated his disappointment in community's participation for this Master Plan process.

There was discussion and brain-storming from the Planning Commission on several topics, which included; Planned Unit Developments, Pathways, Flexible Developments, Single Family Residential, and Shopping Districts.

**OTHER BUSINESS** – None

## **ADJOURNMENT**

Motion by Mr. Johnson, supported by Mr. Wilson, to adjourn the meeting at 9:47 p.m.  
Motion carried 9-0.

Clerk Cathy Lane

By: Maria Maclean, December 15, 2009

**COMMISSION APPROVAL: January 7, 2010**