

REGULAR PLANNING COMMISSION MEETING MINUTES
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 February 4, 2010

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, Ed Brown, Dan Gellings, Mike Blondell, Vince Bandurski

MEMBERS ABSENT:

Jim Wilson, Joe Johnson

STAFF PRESENT:

Mike Deem, Planner; David Lattie, Attorney; Mr. Rod Arroyo/Jill Bahm, Birchler Arroyo Associates Inc.

PUBLIC COMMENT:

Ms. Pat Beauvais, 9437 Pebble Beach Lane, requested clarification regarding basements in the Grand Reserve Subdivision. The Planning Commission told Ms. Beauvais that the basement requirements in the Grand Reserve have not changed from the original site plan.

Mr. Richard Jobbagy, 5507 S. Saginaw Street, questioned the Saginaw Street Corridor Plan and if the Master Plan update would affect the current zoning on Saginaw Street. Mr. Arroyo stated the Master Plan will not affect the zoning district along Saginaw Street.

Attorney Patric Parker, 5206 Gateway Centre, requested that the Planning Commission consider a change in zoning to a commercial or mix use as opposed to Light Industrial zoning during the Master Plan Update on a parcel of land at the northwest and southwest corner of Dort Highway and Reid Road, approximately 56 acres.

Mr. Larry Rejnaik, 9188 Pine Valley Drive, also asked for a clarification regarding basements in the Grand Reserve Subdivision.

Ms. Verlyn Gank 4421 E. Baldwin Road, thanked the Planning Commission for their services. She commented on expressway exits/on-ramps and the radius of commercial build out that can happen with such uses. She requests that the Planning Commission give these areas of concerns some special attention while Master Planning.

APPROVAL OF THE MINUTES:

Motion by Mr. Brown, supported by Mr. Blondell, to approve the Minutes of January 7, 2010 as presented. Motion carried 7-0.

APPROVAL OF THE AGENDA:

Motion by Mr. Hoffman, supported by Mr. Thompson, to approve the Agenda as presented.
Motion carried 7-0.

CORRESPONDENCE: **Planning and Zoning News**

OLD BUSINESS: **None**

NEW BUSINESS:

A. Master Plan Discussion

Ms. Jill Bahm of Birchler Arroyo Associates presented information on the Master Plan Update. She discussed today's economy and road improvements.

Mr. Arroyo discussed the residential density map in the northeast corner of the Township. The current Master Plan calls for a density of 1.7 dwelling units per acre and the property is currently zoned for three (3) dwelling units per acre. This area should be changed so the two (2) classifications agree with each other.

Mr. Arroyo discussed changing Fenton Road/Grand Blanc Road area to a Village Mixed Use classification to allow for more creativity. Also, he discussed the possibility of changing the southwest corner of Baldwin Road/Holly Road to either Village Mixed Use or Flexible Development designation.

The Commission was informed of the difference between Flexible Development, Village Mix Use and Research Development. Planning Commission members favored Flexible Development at the southwest and northwest corner of Baldwin Road and Holly Road.

There was discussion regarding the northwest and southwest corner Reid Road and Dort Highway developing as Village Mix Use district. Several Planning Commission members supported this idea.

Lots 1, 2, and 3 of Greene Knoll Subdivision on S. Saginaw Street are currently zoned R-1, Single Family Residential. Mr. Arroyo suggested changing the zoning district to Office Service. This particular area of the Township will be reviewed at a future meeting.

Motion by Ms. Coulter, supported by Mr. Brown, to send the Master Plan Update to the Township Board to request permission to send it to the surrounding Municipalities and appropriate Agencies. Motion carried 7-0.

Mr. Gellings called a short recess.

Mr. Gellings resumed the meeting. Mr. Deem stated during the recess, he checked the Grand Reserve file and all permits issued met the standards set by the Planning Commission regarding basements and unit size.

B. Discussion on Genesee County Freight & Connectivity Study

Mr. Eric Johnson made a power point presentation on the Genesee County Freight and Connectivity Study, different interchanges throughout Genesee County, and the Pros and Cons of connections to I-475 and US-23.

There will be future meetings regarding this Study.

OTHER BUSINESS:

Mr. Deem stated Mr. Jim Wilson has resigned from the Planning Commission due to relocation of his job out of Michigan. Mr. Gellings reported Mr. Wilson was the Planning Commission Secretary; Mr. Jay Hoffman accepted the position of Secretary. Mr. Gellings noted Mr. Wilson was a member of the Site Plan Review Sub-Committee; Mr. Brown accepted the Site Plan Review position.

Motion by Mr. Hoffman, supported by Mr. Brown to elect Jay Hoffman as Secretary, Motion carried 7-0.

Motion by Mr. Hoffman, supported by Mr. Brown to appoint Ed Brown to the Site Plan Review Sub-Committee. Motion carried 7-0.

ADJOURNMENT

Motion by Mr. Hoffman, supported by Mr. Thompson, to adjourn the meeting at 9:12 p.m.
Motion carried 7-0.

Clerk Cathy Lane
By: Maria Maclean

COMMISSION APPROVAL: April 1, 2010