

CHARTER TOWNSHIP OF GRAND BLANC
REGULAR PLANNING COMMISSION MEETING MINUTES
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 June 3, 2010

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

ROLL CALL:

Ryan Thompson, Dolores Coulter, Ed Brown, Joe Johnson, Jay Hoffman, Mike Blondell, Vince Bandurski

MEMBERS ABSENT:

Dan Gellings, Ron Goldie

STAFF PRESENT:

Planner, Michael Deem; Rod Arroyo and Jill Bahm of Birchler Arroyo, Planning Consultants.

PUBLIC COMMENT:

Mr. Johnson opened Public Comment.

Mr. Herbert Rissel, 6181 Muirfield Drive, concerns of architecture/aesthetic standards of the Grand Reserves being lowered. Requesting roof lines be maintained and would like to know which lots will be involved.

Mr. Allan 9437 Pebble Beach Lane, concerned Pulte is using cheaper products.

Mrs. Verlyn Gank 4421 Baldwin Road, concerned Pulte is building cheaper products.

Mr. Al Johnston 9291 Sand Hill Drive, requesting the approval in writing. Would like the designated safe area listed and how many people it will hold.

Mr. Johnson closed Public Comment.

APPROVAL OF THE MINUTES:

Motion by Mr. Brown, supported by Mr. Blondell, to approve the Minutes of May 6, 2010, as presented. Motion carried 7-0.

APPROVAL OF THE AGENDA:

Motion by Mr. Hoffman, supported by Mr. Blondell, to approve the Agenda. Motion carried 7-0.

CORRESPONDENCE: Planning and Zoning News

OLD BUSINESS:

A. Grand Reserve Proposed Amendment – Seeking an Amendment to their Approved Site Plan to allow the option of slabs for all dwellings in the Grand Reserve Subdivision.

Mr. Kevin Christiansen, Pulte Homes of Michigan, stated they would like to modify the Approved Site Plan dated November 3, 2005, and further amended December 3, 2009. The amendment presented would allow the option of basement or a slab for the 67 units of the Townes at Grand Reserve and will offer the option of the severe storm shelter for the on-slab units.

Mr. Johnson reiterated the concerns stated in the Public Comments regarding maintaining the roof lines. Mr. Christianson stated the same architecture, style and character will be consistent throughout the Grand Reserves including the 67 units of the Townes at Grand Reserves.

Mr. Blondell and Mr. Hoffman had concerns regarding the sizes of windows and other architectural features. Mr. Christiansen stated he will follow all Construction Codes and State and Local laws.

Attorney Lattie stated local government does not have the authority to create stricter building regulations than the State Construction/Building Codes, however, the Township has elevation drawings that were submitted as part of the approved site plan and Pulte must abide by them.

Motion by Mr. Hoffman, supported by Mr. Bandurski, to approve 67 units in the Townes at Grand Reserve with the option of building on a slab or a basement along with the option to build a safe room/storm shelter.

Mr. Johnson opened discussion:

Ms. Coulter has concerns about safety issues and stands firm on having basements.

Mr. Hoffman is concerned about safety, however, the State of Michigan does not force the construction of basements and the original site plan for the 67 units began without basements as duplexes.

Mr. Brown stated the public/buyer has the option of building a safe room or shelter.

Mr. Blondell stated the original duplexes and triplexes had the option of basement or slabs and single family dwellings would have basements. The amendment changed the duplexes/triplexes into single family homes and he maintains that the single family homes should have basements.

Mr. Johnson closed discussion and opened the vote:

Motion carried 5 – 2. (Coulter, Blondell).

NEW BUSINESS:

A. Master Plan Update – Public Hearing

Mr. Rod Arroyo of Birchler Arroyo Associates Inc. presented the updates for the areas of change along with the Land Use Plan:

- Residential Rural Estates have been added;
- Rural Corridor Preservation area has been deleted;
- The two (2) Middle Schools have been added to the map;
- Neighborhood Commercial on the northeast corner of Perry and Belsay has been expanded to 9 acres to provide service and the convenience needs for that area of the Township;
- Saginaw Road Corridor has been added;
- Heritage Park Development has been changed from Flexible Development to Community Commercial;
- Under Industrial, Heavy has been change to General Industrial to keep the distinction between General and Light Industrial;
- The Heavy Industrial along Holly Road south of Baldwin Road has been changed to Light Industrial to reflect what has occurred in that area;
- The area designation Light Industrial along the railroad corridor south of Baldwin has been changed to Rural Estate;
- GMSPO (General Motors Service Parts Operation) at Grand Pointe Boulevard and Hill Road changed from Office to Flexible Development;
- North side of Cook Road west of Holly Road changed to Flexible Development;
- Trillium, Holly Road near the City limits area changed to Flexible Development;
- The Southwest and Northwest corners of Baldwin and Holly Road just south of Genesys complex changed to Flexible Development;
- The north triangle at Saginaw Road and Dort Highway has changed to Village Mixed Use;
- Northeast corner of Fenton and Grand Blanc Roads changed to Village Mixed Use;
- The property between Saginaw Road and Leach Lane area changed to Village Mixed Use; and,
- Northwest and Southwest corners of Reid Road and Dort Hwy.

Mr. Deem presented three (3) areas he received from the public for requested changes:

- Item #1 - 2040 E. Maple Avenue, Gould Engineering;
- Item #2 - West side of Belsay Road at Perry Road; and,
- Item #3 - PID #12-26-400-013 and 12-26-400-014 Saginaw Road north of Baldwin Road.

Mr. Johnson opened Public Comment:

Mr. Victor Lukasavitz, owner of Gould Engineering Inc, located at 2040 E. Maple Avenue is requesting that his property remain Office Service.

Mr. Roger Buell, 519 Charing Cross, found a 40 year old Master Plan Map and offered it to the Township. Mr. Deem stated the Township already has a copy of it.

Mr. Ed Lorenz, 10153 McWain Road, stated concerns about the Village Mixed Use at the corner of Holly and Baldwin Road and does not support the Rural Estate District.

Mr. Ed Ert, 7212 Porter Road, commented on the overpass over I-475 on Reid Road. Need to find another overpass or exit possibly on Fenton Road.

Mr. Johnson closed Public Comment.

Mr. Johnson opened comments to Planning Commission members:

Mr. Thompson commented on the Connectivity Study and whether or not this should be noted in the Master Plan. Mr. Arroyo stated this is not a good time due to the fact this is a Regional study.

Mr. Bandurski asked if the surrounding communities had any comments. Mr. Deem stated no.

Mr. Bandurski commented on the proposed three (3) properties that have requested a master plan change:

- Item #1 - 2040 E. Maple Avenue, Gould Engineering, would like “Office” classification;
- Item #2 - West side of Belsay Road at Perry Road, would like “Multiple Residential” classification, and,
- Item #3 – PID #12-26-400-013 and 12-26-400-014 west side of Saginaw Road north of Baldwin Road would like “Neighborhood Commercial”.

Mr. Thompson supports changing the Master Plan to reflect Office on the Gould Engineering property located at 2040 E. Maple Avenue. Mr. Bandurski supports this change.

Motion by Mr. Bandurski, supported Mrs. Coulter to approve Item #1 – to change the Master Plan to reflect “Office” for the property located at 2040 E. Maple Avenue known as Gould Engineering. Motion carried 4 – 3 (Brown, Johnson, Blondell).

Motion by Mr. Hoffman, supported by Mr. Thompson to not change the classification for item #2. Motion carried 7 – 0.

Motion by Mr. Hoffman, supported by Mr. Thompson to not change the classification for item #3. Motion carried 7 – 0.

Mr. Johnson asked if there were any more comments. No member spoke.

Motion by Mr. Hoffman, supported by Mr. Brown to recommend to the Township Board the Master Plan as amended. Motion carried 7 – 0.

B. Housing for the Elderly – Discussion

Ms. Jill Bahm of Birchler Arroyo presented a report with a map showing potential development locations for nursing facilities and congregate care facilities. She discussed congregate care and senior housing.

Mr. Deem discussed frontage requirements, screening and architecture. He requested the Planning Commission set a public hearing date when ready.

OTHER BUSINESS: None

ADJOURNMENT

Motion by Mr. Hoffman, supported by Mr. Thompson to adjourn the meeting at 9:00 p.m.
Motion carried 7 – 0.

Clerk Cathy Lane

By: Maria Maclean, June 11, 2010

COMMISSION APPROVAL: August 5, 2010