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Bruce Keilen
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Brett Hanlon
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Community Development Director
Brett C. Wittenberg

Planner
Salam Habhab

Recording Secretary
Linda K. Parkinson

Phone 517.669.6576
Fax 517.669.6496
www.dewitttownship.org

Per the State of Michigan Department of Health and Human Services (MDHHS) Emergency Order – Gatherings and Face Mask Order dated March 2, 2021, this meeting will be held both in-person, up to a strict limit of 25 persons, and virtually by phone conference. If attending in-person, mask usage is mandatory per the MDHHS order. No attendance beyond 25 persons, including Board members, will be permitted. Local law enforcement will be present to enforce, if necessary. Alternatively, per the Open Meetings Act (OMA) 1976 PA 267, Board members and public may choose to listen and participate at the phone number below.

Meeting Dial-in: (623) 600-3750, PIN: 346832

The call will be muted to reduce interference with proceedings. The public will be invited to make comments during the public comment sections of the meeting as well as before any vote. If you desire to comment, you will be invited to dial 5* so your line can be unmuted. Please contact the Planning Department at (517) 669-6576 with any additional questions.

**PLANNING COMMISSION
AGENDA
MONDAY, APRIL 5, 2021
7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES: [March 1, 2021 meeting.](#)

CORRESPONDENCE: None.

PUBLIC COMMENTS: (Non-Agenda Items or an Agenda Item that is not covered by a Public Hearing. Requests to speak should be made from the podium at this time.)

UNFINISHED BUSINESS:

- I. [Site Plan Review 21-150002 from Deborah J. Kirchen, Franchise, Margo Rees, Operator \(daughter\)](#), to be allowed to operate a drive thru transaction window on the west side of the existing business location (Biggby) at 13181 Schavey Road, DeWitt, MI 48820, south of Herbison Road, north of Clark Road, in the northeast ¼ of Section 18 of DeWitt Charter Township. (Parcel 050-170-000-084-00).

- II. **PUBLIC HEARING – Proposed Ordinance Amendment 21-1 (Industrial Building Height)**, to amend the maximum building height allowed in the IL (Light Industrial), IH (Heavy Industrial), and I-P (Industrial Park) Zoning Districts from 36 feet to 45 feet; to repeal ordinances in conflict herewith; and to establish an effective date hereof.
- A. Open Public Hearing.
 - B. Administrative Comments/Public Comments.
 - C. Close Public Hearing.
 - D. Discussion and possible action by Planning Commission.
- III. **Batch Ordinance Amendment** - Discussion

NEW BUSINESS:

- I. **Site Plan Review 21-150004 from Emergent Biosolutions** (amendment to **SPR 21-150001 approved by Planning Commission on March 1, 2021**), to be allowed to construct an approximately +/- 280,000 sq. ft. production/processing facility on an approximately 33.67 acre site located southwest of the intersection of DeWitt Road and Port Lansing Road, in the southeast ¼ of Section 32 of DeWitt Charter Township. (Parcels 050-032-400-010-50 and 050-032-400-011-00 to be combined for the 2022 assessment/tax roll).
- II. **Condominium - Step I Preliminary Review from Signature Land Development**, for development of 108 attached and detached condominium units on an approximately 77.980 acre parcel located on the south side of Clark Road, east of Myers Road, west of S. US 27 and north of Stoll Road, in the northeast ¼ of Section 21 of DeWitt Charter Township (Parcel #050-021-100-005-50).
- III. **Tentative Preliminary Plat Review from Signature Land Development**, for 34 single-family residential lots on an approximately 77.980 acre parcel located on the south side of Clark Road, east of Myers Road, west of S. US 27 and north of Stoll Road, in the northeast ¼ of Section 21 of DeWitt Charter Township (Parcel #050-021-100-005-50). **Receive and set for a Public Hearing to be held on Monday, May 3, 2021.**
- IV. **Special Use Permit 21-990001 from Signature Land Development**, for a Planned Unit Development consisting of 115 single family lots with the requested deviations from the R-6 zoning district allowing for a 20 foot setback along the secondary front yard setback on an approximately 77.980 acre parcel located on the south side of Clark Road, east of Myers Road, west of S. US 27 and north of Stoll Road, in the northeast ¼ of Section 21 of DeWitt Charter Township (Parcel #050-021-100-005-50). **Receive and set for a Public Hearing to be held on Monday, May 3, 2021.**
- V. **Special Use Permit 21-990002 from Consumers Energy**, to allow upgrades to an existing natural gas facility located at 13603 Turner Road, DeWitt, MI 48820, near the intersection of Turner Road and Wellman Road, north of I-69, in the southeast ¼ of Section 17 of DeWitt Charter Township (Parcel #050-017-400-086-00). **Receive and set for a Public Hearing to be held on Monday, May 3, 2021.**
- VI. **Special Use Permit 21-990003 from Signature Land Development**, to allow the construction of 88 two-story condominium units on an approximately 77.980 acre parcel located on the south side of Clark Road, east of Myers Road, west of S. US 27 and north of Stoll Road, in the northeast ¼ of Section 21 of DeWitt Charter Township (Parcel #050-021-100-005-50). **Receive and set for a Public Hearing to be held on Monday, May 3, 2021.**

EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS: (Must be made from the podium.)

REPORTS:

- I. Trustee
- II. Zoning Board of Appeals
- III. Committees
- IV. Staff

DISCUSSION

ADJOURNMENT

Public Participation Policy:

1. Public comments on agenda items shall be limited to 3 minutes. Any citizen may address the Planning Commission regarding any Agenda item at this time, or they may reserve time to address the Board when an Agenda item is discussed.
2. Extended public comments - limited to 5 minutes. Any topic of Township interest can be addressed.

DeWitt Charter Township will provide to individuals with disabilities reasonable auxiliary aids and services which are needed to fully participate in any Township meeting providing a seventy-two (72) hour notice is received by phone or in writing. Contact DeWitt Charter Township, Clerk's office, 1401 W. Herbison Road, DeWitt, MI 48820, phone: 517/668-0270, to request the necessary assistance.