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Community Development Director
Brett C. Wittenberg

Planner
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Linda K. Parkinson

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**PLANNING COMMISSION
AGENDA
MONDAY, MAY 3, 2021
7:00 p.m.**

Per the State of Michigan Department of Health and Human Services (MDHHS) Emergency Order – Gatherings and Face Mask Order dated April 16, 2021, this meeting will be held both in-person, up to a limit of 64 persons, and virtually by phone conference. Per the MDHHS order, mask usage is mandatory when attending in-person, if medically tolerated. 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 the Recording Secretary can unmute your line. Please contact the Planning Office at (517) 669-6576 with any additional questions.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES: [April 5, 2021](#)

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. **[PUBLIC HEARING - 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).

- A. Open Public Hearing.
- B. Administrative Comments/Public Comments.
- C. Close Public Hearing.
- D. Discussion and possible action by Planning Commission.

II. **PUBLIC HEARING - 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).

- A. Open Public Hearing.
- B. Administrative Comments/Public Comments.
- C. Close Public Hearing.
- D. Discussion and possible action by Planning Commission.

III. **PUBLIC HEARING - 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).

- A. Open Public Hearing.
- B. Administrative Comments/Public Comments.
- C. Close Public Hearing.
- D. Discussion and possible action by Planning Commission.

IV. **PUBLIC HEARING - 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).

- A. Open Public Hearing.
- B. Administrative Comments/Public Comments.
- C. Close Public Hearing.
- D. Discussion and possible action by Planning Commission.

V. **Batch Ordinance Amendment 21-2** – Discussion and possible receive and set for a Public Hearing to be held on Monday, June 7, 2021.

NEW BUSINESS:

I. **Request for Site Plan Review 21-150003 from Cory Chvala**, to be allowed to construct a 4,830 sq. ft. building with a drive-thru window, to be used for a Culver's Restaurant, on vacant property located on the north side of Herbison Road, east of Ontonagon Drive, west of S. US 27, in the southeast ¼ of Section 9 of DeWitt Charter Township (Parcel #050-009-400-065-51).

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.