

Chair
Bruce Keilen
Vice-Chair
Tim Fair
Secretary
Mike Nolen
Commissioners
Trustee Fedewa
Dale Dailey
Adam Bertram
Erika Hayes
Abby Lorenzen
Vacant



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Community Development Director
Brett C. Wittenberg

Planner

Recording Secretary
Kelli Furgason

PLANNING COMMISSION MINUTES

TUESDAY, SEPTEMBER 7, 2021
7:00 p.m.

Per the Open Meetings Act (OMA) 1976 PA 267, and Clinton County Declaration of Local Emergency, Board members and public may choose to attend in person or 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.

The regular meeting of the DeWitt Charter Township Planning Commission meeting was called to order at 7:00 p.m. by Chairman Keilen.

The Pledge of Allegiance to the Flag was said by those present.

ROLL CALL by Secretary Nolen.

MEMBERS PRESENT: Bertram, Dailey, Fair, Fedewa, Keilen, Lorenzen, and Nolen.

MEMBERS ABSENT: Hayes.

APPROVAL OF AGENDA: Fair moved to approve the agenda as presented. Supported by Lorenzen.

ROLL CALL vote on motion:

AYES: 7 NAYS: 0 ABSENT: 1 (Hayes)

MOTION CARRIED.

APPROVAL OF MINUTES: **Fair moved to approve the August 2, 2021 meeting minutes as presented. Supported by Lorenzen.**

ROLL CALL vote on motion:

AYES: 7 NAYS: 0 ABSENT: 1 (Hayes)

MOTION CARRIED.

CORRESPONDENCE: None.

PUBLIC COMMENTS: None.

UNFINISHED BUSINESS:

I. PUBLIC HEARING - DeWitt Charter Township 2022 Capital Improvement Plan

A. Open Public Hearing: Chairman Keilen opened the Public Hearing at 7:02 p.m.

B. Administrative Comments / Public Comments:

Township Manager, Andrew Dymczyk, briefly reviewed the plan which includes proposed capital expenditures that exceed a value of \$15,000. Recommendations for capital expenditures are made by Department Heads and the Township Board. The recommendations are then reviewed by the CIP Committee, who recommends the prioritization and timing of expenditures. The Committee has reviewed department requests for the CIP and the document reflects the Committee's recommendations.

Chairmen Keilen asked if there were any Commissioner questions / comments.

Commissioner Dailey suggested that there be discussion in the future regarding additional items that relate to climate change, like electric car charging stations, planting trees, and would make the Township a leader in that area. Dailey also suggested more quality-of-life items, stating that something other than dog parks, like a senior center, make sense too.

Commissioner Fair added that people do like the dog parks and that was a good move for the Township.

Commissioner Lorenzen stated that she has three items for consideration: more solar power usage, doing something with the park off Turner Road for the kids, and a community pool.

Manager Dymczyk explained that the committee has a heightened focus on public safety when reviewing and making recommendations. Every department wants more but everyone is very understanding and knows that things need to be prioritized but it is also important to get the ideas on paper so they can be discussed moving forward. He noted that there are a couple of exciting projects in the works: the pickle ball courts and updating the audio / video in the Board Room and Conference Room.

Commissioner Dailey noted that there are organizations that provide outside funding for native plants and pollinators and that it may also be a good idea to contact the Friends of the Looking Glass to discuss a possible launch pad.

Manager Dymczyk said he would like further information on the organizations and that there has been discussion on the launch pad, however, there is a lot that goes into that including location, design, and other items that may involve ancillary costs for the Township.

Chairman Keilen noted that Manager Dymczyk did the heavy lifting on the CIP but there was also a committee that included Trustee Fedewa, Trustee Seeger, and himself. He explained that it is a difficult process of juggling priorities from year to year and moving items around on the list. He noted that there was a priority placed on Police, Fire, and roads.

Trustee Fedewa noted that if there was an unlimited budget everything on the list would get done. The committee needs to figure out what percentage of things that can be done and then prioritize them.

Manager Dymczyk noted that the Township is looking into options for a multi-generational space.

Chairman Keilen asked if there were any further comments / questions. There were none.

C. Close Public Hearing: Fair motioned to close the public hearing at 7:21 p.m. Supported by Lorenzen.

AYE vote on motion:

AYES: 7 NAYS: 0 ABSENT: 1 (Dailey)

MOTION CARRIED.

D. Discussion and possible action by Planning Committee:

Lorenzen made a motion to adopt Resolution 2021-08-12 approving the 2022 Capital Improvement Plan as presented. Supported by Fedewa.

ROLL CALL vote on motion:

AYES: 7 NAYS: 0 ABSENT: 1 (Hayes)

MOTION CARRIED.

NEW BUSINESS:

- I. **Final Preliminary Plat Review – Signature Land Development (Thomas Farms)**, 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).

Community Development Director & Planner, Brett Wittenberg, reminded the Commission that Eastbrook Homes / Signature Land Development had previously submitted a tentative preliminary plat for the Thomas Farms development. They next phase is the final preliminary plat, which is for 34 single-family units at the northeast corner of the property. The design they provided is in compliance with the subdivision regulations. Wittenberg noted there was past discussion on sidewalks and the design does have sidewalks on both sides of the road in the single-family residence phases.

Staff recommends the Planning Commission recommend approval to the Township Board of Trustees subject to the conditions outlined in the Staff Report.

Wittenberg noted that the applicant, Mike McGraw from Signature Land Development, is present via call in.

Chairman Keilen asked if there were any Commissioner questions for Staff:

Commissioner Lorenzen asked about sidewalks, wondering if they are in the condominium area as well. Wittenberg noted that there will be and that they will be discussed more but that tonight's discussion is on the single-family units specifically.

Commissioner Lorenzen also asked about green spaces. She thought there was more of it on the previous maps. Wittenberg noted that there are not specific open space requirements as part of the subdivision process however, there are requirements for the condominium process. This project is unique in that there are both subdivision and condominium processes involved with the overall development. When looked at in its entirety, the project meets the open space requirements.

Commissioner Fair asked if there will be public water through Board of Water & Light. Wittenberg noted there will be connections from Clark Road and ultimately from Solon Road as well. Fair asked if there is public water at US 27 and Clark and Wittenberg stated that there is.

Chairman Keilen asked if the applicant had any comments for the Commission.

Applicant McGraw further explained that the water will eventually have connections from the north via Clark Road, the east via the apartments, and the southeast via Solon Road.

Chairman Keilen asked if there were any further questions of discussion. There was none.

Fair made a motion to approve the Staff's recommendation to recommend the Township Board of Trustees approve the Final Preliminary Plat for Thomas Farms Phase 1A Subdivision, subject to the following conditions:

- 1. The applicant shall comply with the requirements of all reviewing agencies.**
- 2. The applicant shall enter into a Utility Agreement for the extension of sanitary sewer.**
- 3. The applicant shall comply with the requirements of the Drain Commissioner and Township Engineer.**

Supported by Lorenzen.

ROLL CALL vote on motion:

AYES: 7 NAYS: 0 ABSENT: 1 (Hayes)

MOTION CARRIED.

Commissioner Lorenzen asked Wittenberg to review the site plan and inquired about the zoning. Wittenberg did so and stated that the subject property received a conditional rezoning in order to allow for 3 and 4 unit dwellings which are only allowed in the R-6 zoning district. As part of the original rezoning request, the overall density is consistent with R-3 / R-4.

- II. Condominium - Step II Preliminary Review from Signature Land Development**, for development of 20 single family villa and 2-unit condominium buildings 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).

Lorenzen moved to receive request for Step II Preliminary Review from Signature Land Development and set for a Public Hearing to be held at the October 4, 2021 Planning Commission meeting. Supported by Fedewa.

AYE vote on motion:

AYES: 7 NAYS: 0 ABSENT: 1 (Hayes)

MOTION CARRIED.

- III. Rezoning Request 21-880003 from Deborah Spink & Jeffrey Kelley**, request to rezone one (1) acre from A (Agricultural) to R-3 (Single Family Residential).

Lorenzen moved to receive request for rezoning 21-880003 from Deborah Spink & Jeffrey Kelley and set for a Public Hearing to be held at the October 4, 2021 Planning Commission meeting. Supported by Dailey.

AYE vote on motion:

AYES: 7 NAYS: 0 ABSENT: 1 (Hayes)

MOTION CARRIED.

Commissioner Fair asked where the property is located. Wittenberg stated it is on Stoll Road, west of 27 and that the intent behind the request is to become consistent with the Future Land Use Map and for the applicant to build a detached structure.

EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS: None.

REPORTS:

I. Trustee:

Trustee Fedewa gave a brief report on business conducted and actions taken at recent Board of Trustees meetings.

II. Zoning Board of Appeals:

Betram noted that there was not a meeting in August and he wasn't sure if there would be one in September. Wittenberg confirmed that there will not be a ZBA meeting in September.

III. Committees:

IV. Staff:

Wittenberg noted that work will begin soon on the sewer items at PNC and for Culvers. There was some discussion in regards to the current state of the service road and the effects of construction on it. Wittenberg said he will have a discussion with Culvers regarding this. Commissioner Keilen asked if there was any further discussion about the road being under County control. Wittenberg said the door is not closed on that, however there is significant cost increase for this to happen. The current estimate to redo the road is about \$25,000 and in order to bring it up to County standards the estimate is closer to \$125,000 - \$130,000.

DISCUSSION:

Commissioner Bertram noted how sharp the Redwood properties are, with the buildings facing Clark have nice porches. He encouraged everyone to check them out. He also asked if there are any updates on the project near Clark Corners. There was discussion on how bad the property looks. Wittenberg stated that he isn't aware of anything development wise happening in the immediate future.

ADJOURNMENT: Fair moved to adjourn the meeting at 7:51 p.m. Supported by Lorenzen.

MOTION CARRIED.

Kelli Furgason, Recording Secretary

Mike Nolen, Secretary