

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



Community Development Director  
Brett C. Wittenberg

Planner

Recording Secretary  
Kelli Furgason

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## PLANNING COMMISSION MINUTES

MONDAY, AUGUST 2, 2021  
7:00 p.m.

Per the Open Meetings Act (OMA) 1976 PA 267, 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.

Chairman Keilen took a moment to welcome Commissioner Erica Hayes to her first in-person meeting.

ROLL CALL by Secretary Nolen.

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

MEMBERS ABSENT: Dailey.

APPROVAL OF AGENDA: Fair moved to approve the Agenda as presented. Supported by Hayes.

ROLL CALL vote on motion:  
AYES: 7 NAYS: 0 ABSENT: 1 (Dailey)  
MOTION CARRIED.

APPROVAL OF MINUTES: Lorenzen moved to approve the July 6, 2021 meeting minutes as presented. Supported by Fair.

**ROLL CALL vote on motion:**  
**AYES: 7    NAYS: 0    ABSENT: 1 (Dailey)**  
**MOTION CARRIED.**

CORRESPONDENCE:        None.

PUBLIC COMMENTS:        None.

UNFINISHED BUSINESS:

- I. **PUBLIC HEARING – Rezoning Request 21-880002 from MCAP DEWITT PROPCO, LLC,** is requesting to rezone approximately two (2) acres from A, Agricultural Zoning District to PO, Professional and Office Services Zoning District. The subject site is vacant land located on the west side of S. US 27, north of Stoll Road, south of W. Solon Road, east of Myers Road, part of the northwest ¼ of the southeast ¼ of Section 21 of DeWitt Charter Township (Part of parcel #050-021-300-045-50).

**A. Open Public Hearing:** Chairman Keilen opened the Public Hearing at 7:06 p.m.

**B. Administrative Comments / Public Comments:**

Community Development Director, Brett Wittenberg, noted that applicants Kevin Willis, Steven Blaine, and Andy McLeod were on the call in.

Wittenberg briefly reviewed the staff’s memorandum dated July 28, 2021.

The applicant is seeking to purchase approximately two acres from the current owner to improve the parking area and access drive with possible future plans to expand the facility. The property is currently part of the Farmland and Open Space Preservation Program and if rezoned, the applicant will need to have that portion removed from the program.

Wittenberg stated that in 1997 the existing adult care facility was granted a variance to the required 10 acres of the site area and that variance is still in place.

The subject property has a future land use designation of Medium Density Single Family Residential. It’s present zoning is Agricultural and it is currently being farmed. The property to the east is zoned PO, Professional and Office.

Wittenberg stated that part of the staff review process involves reviewing the Future Land Use Map and the goals and policies of the Comprehensive Development Plan. Part of the Comprehensive Development Plan is to provide quality housing in neighborhoods for all. It is the staff’s opinion that this does accomplish that goal.

Wittenberg stated that there are 12 criteria used to analyze rezoning requests and that staff finds this request meets those criteria and recommends that the Planning Commission recommend approval to the Township Board.

Chairman Keilen asked the Commission if they had questions for the staff – there were none.

Chairman Keilen invited applicant comments.

Applicant, Kevin Willis, thanked the Planning Commission for taking the time to hear their request. He stated that MCAP has close to 20 years of experience successfully purchasing, renovating, and expanding senior living facilities. They have recently purchased several properties in Michigan and have great plans for the DeWitt property. He stated that the DeWitt Community has demonstrated a need for more and better senior housing and they want to help fulfil that need. They are working closely with onsite management and are looking to improve the current entrance and expand housing.

Chairman Keilen asked the Commission if they had questions for the applicant.

Fair asked where their other projects are in Michigan.

Willis stated that they are working on projects in Chesterfield Township, Mt. Pleasant, Holt, Grand Rapids, Fennville, and Buchanan.

Chairman Keilen invited public comments.

Mary Bartel, 1163 W. Solon Road, stated that she wanted some clarification on what the plans are. She asked whether they are expanding the home and / or improving the drive.

Wittenberg reviewed the request stating that they are looking to improve the access drive and parking area and possibly expand the facility in the future.

Willis added that the expansion will take over the current parking area and they will create a new access drive and parking on the proposed two acres.

There were no other public comments.

- C. Close Public Hearing:** Nolen motioned to close the public hearing at 7:17 p.m. Bertram supported.

**ROLL CALL vote on motion:**

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

**MOTION CARRIED.**

- D. Discussion and possible action by Planning Committee:**



Lorenzen recommended that Rezoning Request #21-880002, MCAP DEWITT PROPCO, LLC as legally described on the application materials and survey documents, be recommended for approval for rezoning approximately two (2) acres from A, Agricultural Zoning District to PO, Professional and Office Services Zoning District based on the fact that the request is not in conflict with the recommendations of the Comprehensive Development Plan and is consistent with the existing land use pattern in the immediate area.

Supported by Fair.

**ROLL CALL vote on motion:**

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

**MOTION CARRIED.**

NEW BUSINESS:                      None.

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 gave a brief report on business conducted and actions taken at the recent Zoning Board of Appeals meeting. He noted that there will not be a meeting in August.

III.    Committees:

IV.    Staff:

Wittenberg welcomed Kelli Furgason to the Planning Department. She started a few weeks ago and is the Administrative Assistant filling the position vacated by Linda. He also noted that Salam has left the Township for a position closer to home. The Planner position has been posted and they will be accepting applications until August 13, 2021.

DISCUSSION: Fair mentioned how nice the new asphalt is on the pathways at Granger Meadows. He said whoever did the work did an excellent job.

ADJOURNMENT: **Fair moved to adjourn the meeting at 7:43 p.m. Supported. MOTION CARRIED.**

  
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Kelli Furgason, Recording Secretary

  
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Mike Nolen, Secretary