

**Chair**  
Bruce Keilen  
**Vice-Chair**  
Kristen Krol  
**Secretary**  
Mike Nolen  
**Commissioners**  
Steve Musselman, Trustee  
Dale Dailey  
Marsha Zimmerman  
Tim Fair  
Adam Bertram  
Abby Lorenzen



**Township Planner**  
Brett Wittenberg

**Recording Secretary**  
Linda K. Parkinson

1401 W. Herbison Road  
DeWitt, Michigan 48820  
Phone 517.669.6576  
Fax 517.669.6496  
[www.dewitttownship.org](http://www.dewitttownship.org)

**PLANNING COMMISSION  
MINUTES  
MONDAY, DECEMBER 4, 2017  
7:00 p.m.**

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

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

ROLL CALL by Secretary Nolen.

MEMBERS PRESENT: Keilen, Lorenzen, Dailey, Nolen, Bertram, Fair, Trustee Musselman.

MEMBERS ABSENT: Zimmerman, Krol.

APPROVAL OF AGENDA: **Fair moved to approve the Agenda as presented. Supported. MOTION CARRIED.**

APPROVAL OF MINUTES **Fair moved to approve the minutes of the November 6, 2017 meeting as printed. Supported. MOTION CARRIED.**

CORRESPONDENCE: The following correspondence was received and noted by the Planning Commissioners:

1. Planning Commissioner List for 2018
2. Planning Commission Meeting Dates for 2018
3. MML – Opening the Door to Affordable Housing Options
4. MML – Medical Marihuana Facilities – Opt In/Opt Out

PUBLIC COMMENTS: Township Manager Rod Taylor announced to the Planning Commission that, although it was a tough decision, he has given notice that he has accepted a job with the State of Michigan Department of Treasury starting in early February.

UNFINISHED BUSINESS:

**I. Comprehensive Development Plan Update – Giffels & Webster Consultants.**

Trustee Musselman stated that the main purpose of the Planning Commission is the development and adoption of the Comprehensive Development Plan. He emphasized the importance of the document and of Planning Commission participation in the review and update.

Mark Lloyd, representing Giffels & Webster Consultants gave a presentation of the following items:

- (a) Summary of public input and surveys.
- (b) Draft Goals Discussion
- (c) Future Land Use Map Review

Discussion followed regarding the following:

The Comprehensive Plan provides a framework in making big picture decisions; directs development in different areas of the community and encourages new partnerships.

At the recent Township Open House residents comments included the following:

1. The need for more “green” spaces, walking and biking paths around the Township.
2. More transit that can cross county lines and move all ages around the community.
3. The need for more affordable senior housing.
4. More visibility for the Township Community Center.
5. Encourage and facilitate business startups (restaurants, etc.)
6. 63.79% would like to see a balance of rural residential and agricultural preservation with some new development, in keeping with the rural and agricultural character of DeWitt Township.
7. 50% would like to see an enhances shopping district.

In addition to the open house an online survey was created and available from October 2, 2017 to November 30, 2017 in order to gather input from DeWitt Township’s business community. Fifteen (15) people participated. A snap shot of the input was that 43% selected the character of the area as the highest factor in selecting to locate in DeWitt Township. Proximity to clients was 36%.

In re-framing the Goals of the Comprehensive Plan the intent is to carry over still-relevant goals and also develop a new framework with new goals that are broad statements, supported by objectives, as follows:

**Community Character.** The rural and agricultural character of the community is central to its identity and appeal. The township seeks to preserve these key aspects of its identity while permitting well-managed growth in a manner that fits the context of the community.

**Preserving Nature and Agriculture.** Conserving the rural and agricultural character of the community goes hand in hand with ensuring that viable farming operations can prosper, and that important natural features of the community are not lost to poorly planned development. Future development should be low-impact and preserve open space.

**Quality Housing That Meets Varied Needs.** As DeWitt Township continues to undergo demographic growth and change, it should strive to provide high-quality housing for all residents. Providing older residents with opportunities to age in place and a variety of housing options for younger residents and families will help preserve the high quality of life in the township.

**Economic Development.** The township strives to maintain a balance between the economy, the environment and the community, and seeks to ensure that all development is economically, environmentally, and socially sustainable.

**Public Facilities, Services, and Infrastructure.** The township seeks to provide excellent services and facilities to its residents in a financially responsible manner. Capital improvement planning is key to ensuring that investment proceeds wisely.

**Regional Cooperation.** DeWitt Township is part of a larger metropolitan area and has its own unique role to play. The township seeks to strengthen its cooperation and communication with neighbors and regional agencies.

Moving forward over the next few months some of the objectives will be the following:

- Continue analysis
- Develop objectives (new format)
- Develop conceptual redevelopment strategies
- Continue Zoning Ordinance audit
- Complete conversion of Zoning Ordinance (Clearzoning)

NEW BUSINESS:

- I. **Request for Special Use Permit 17-990003 from Carl Schlegel Inc.** to allow extraction of natural resources and site reclamation for an approximately 20 acres of a 149.85 acre site located south of Webb Road, north of I-69, east of S. US 27 and west of Wood Road in the east ½ of Section 15 of DeWitt Charter Township (Parcels 050-015-100-005-00, 050-015-400-010-00 and 050-015-400-005-00).

**Fair moved to receive request for Special Use Permit 17-990003 from Carl Schlegel and set for a Public Hearing to be held on Tuesday, January 2, 2018. Supported. MOTION CARRIED.**

EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS: None.

REPORTS:

- I. Trustee:

Trustee Musselman gave a brief report of business conducted and action taken at the Board of Trustees meetings held on November 13, 2017 and November 27, 2017.

- II. Zoning Board of Appeals: There was no Board of Appeals meeting held in November.

- III. Committees: None.

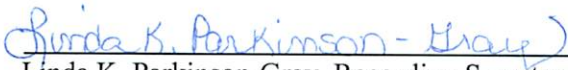
- IV. Staff:

Township Planner Wittenberg noted the Township is looking into the possibility of improving the planning process by becoming more digital. In addition, staff will be delivering the Planning Commission packets the Wednesday before every meeting to allow the Commissioners more time to review materials prior to attending the meeting. He urged the Commission to please contact staff should they have any questions related to Agenda items.

DISCUSSION:

Bertram noted the Senior Committee met prior to this meeting. It has been several months since the last meeting. He would like to recommend that the Planning Commission draft a letter to the Township Board of Trustees recommending that the Township pursue age friendly development designs.

**ADJOURNMENT: Fair moved to adjourn the meeting at 8:45 p.m. Supported. MOTION CARRIED.**

  
Linda K. Parkinson-Gray, Recording Secretary

  
Mike Nolen, Secretary