

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

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**PLANNING COMMISSION
MINUTES
MONDAY, JUNE 5 2017
7:00 p.m.**

The regularly scheduled meeting of the DeWitt Charter Township Planning Commission meeting 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, Dailey, Nolen, Lorenzen, Krol.

MEMBERS ABSENT: Zimmerman, Musselman, Bertram, Fair

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

APPROVAL OF MINUTES **Lorenzen moved to approve the minutes of the May 1, 2017 meeting as printed. Supported. MOTION CARRIED.**

CORRESPONDENCE: None.

PUBLIC COMMENTS: Jon Ogar, 2026 Arbor Meadows Drive, DeWitt, MI 48820, stated he is the President of the Arbor Meadows Condominium Association. He has some questions related to the 2013 DeWitt Township Non-Motorized Transportation Plan. He noted that there is a gap in the sidewalk that runs on the east side of DeWitt Road from the cemetery up to Arbor Meadows Drive. This gap was addressed in the Plan and was assigned a priority of #3. He questioned when the sidewalk is expected to be constructed in this area. He has had some inquiries from the residents of the Arbor Meadows community.

Township Planner Brett Wittenberg advised many of the projects that have been undertaken were a part of larger projects such road improvements where there has been grant funding available. He would be glad to follow up with the Township Manager and get back to Mr. Ogar.

UNFINISHED BUSINESS:

- I. **Request for Future Land Use Map Amendment 16-870001 from Signature Land Development – Michael R. McGraw**, to amend from SF-M (Medium Density Single Family Residential) to SF-H (High Density Single Family Residential) for a 77.98 acre parcel located south of Clark Road, north of Solon Road, east of Myers Road and west of Business 27, in the northeast ¼ of Section 21 of DeWitt Charter Township (Parcel #050-021-100-005-50). **Postpone until the July 5, 2017 meeting at the request of the applicant.**
- II. **Rezoning Request 16-880003 from Signature Land Development – Michael R. McGraw**, to rezone a 77.98 acre parcel from A (Agricultural) to R6 (Residential Single Family). The property is located south of Clark Road, north of Solon Road, east of Myers Road and west of Business 27, in the northeast ¼ of Section 21 of DeWitt Charter Township (Parcel #050-021-100-005-50). **Postpone until the July 5, 2017 meeting at the request of the applicant.**
- III. **Comprehensive Development Plan Update Kick Off – Joint Meeting**

Township Planner advised that there is a Joint Meeting with the Board of Trustees planned for June 26th at 7:00 p.m. The purpose of the meeting is to meet the team members of the consulting firm selected to conduct the Township’s Comprehensive Development Plan Update.

Chairman Keilen called for a Special Meeting of the Township Board and Planning Commission to be held on Monday, June 26, 2017 at 7:00 p.m. at the Township Hall located at 1401 W. Herbison Rd., DeWitt, MI 48820 for a kickoff meeting with Giffels Webster, Planning Consultants to conduct the Township’s Comprehensive Development Plan Update.

NEW BUSINESS:

- I. **PUBLIC HEARING - Request for Special Use Permit 17-990001 (Major Amendment) from John and Donna Makara**, to be allowed to expand the area of the existing Special Use Permits (SUP70-004-91 and SUP 04-990001) for the outdoor storage of firewood, logs, landscape materials and equipment on an approximately 2.930 acre vacant property located on the east side of S. US 27, south of Wieland Road, north of Granger Meadows Lane in the northwest ¼ of Section 34 of DeWitt Charter Township (Parcel #050-034-200-055-00).
 - A. **Open Public Hearing. Chairman Keilen declared the Public Hearing opened at 7:10 p.m.**
 - B. **Administrative Comments/Applicant Comments/Public Comments.**

Township Planner Brett Wittenberg briefly reviewed staff’s report dated May 31, 2017 noting that anytime the area if an existing Special Use Permit is expanded it is considered a Major Amendment to the Special Use Permit and is required to go through the SUP process.

The proposed expansion area is located adjacent to the southern property line of the applicant’s existing business. Surrounding zoning consists of BC (Business, Community) and A (Agricultural). Surrounding Future Land Use Map designations consist of CC (Community Oriented Commercial).

Wittenberg noted a condition of approval would be for the applicant to close the southernmost curb cut on Old 27 by installing a curb and seed or sod the area between the curb and shred use pathway within 6 months of approval of the Special Use Permit. This is consistent with the goals and objectives of the Township’s Access Management Plan which tries to minimize the number of curb cuts on to Old 27.

Wittenberg went on to note that there is no proposed additional buildings. The area will be used for outdoor storage of landscaping materials and firewood. The applicant is proposing a 6 ft. high privacy fence around the perimeter of the site.

With respect to the Township landscaping requirements, Wittenberg stated the applicant has presented a landscaping plan that meets Ordinance requirements.

The Planning Department has received agency comments from the Drain Commissioner's Office as well as the Township Fire Department. The Drain Commissioner's Office indicated no objections. However, they did provide a few stipulations related to the location of the storage along the back of the property and illegal dumping. The Fire Department expressed no concerns.

Wittenberg advised that surrounding property owners/residents were sent notices of this request. The Planning Department received communication from one property owner on Wieland Road who expressed concerns with insects as a result of storage of wood, noise related to operation of equipment, water contamination and hours of operation.

Wittenberg addressed some of these concerns stating the applicant is required to comply with the Department of Agriculture requirements as far as what is brought onto the site and where it comes from. With respect to hours of operation, they will be the same as the existing Special Use Permit. Concerns with noise will be addressed by requiring the equipment to be operating sufficiently and with minimal noise impact to adjacent neighbors.

In closing, Wittenberg advised staff's opinion is that the existing operation and the proposed operation would continue to meet the conditions set forth for Special Use Permits.

There were no Commissioner questions.

Chairman Keilen invited the applicant to speak.

John Makara, applicant, 15281 Boichot Road, Lansing, MI 48906, stated he concurs with staff's comments.

There was no public present for comments.

C. Close Public Hearing.

Dailey moved to close the Public hearing at 7:22 p.m. Supported. MOTION CARRIED.

D. Discussion and possible action by Planning Commission.

Lorenzen moved that the Planning Commission recommend to the Board of Trustees that they approve Special Use Permit 17-990001 from John and Donna Makara to develop and operate an open air storage of landscape materials, timber logs, and firewood, as described and defined in the application materials, on a vacant property identified as parcel #050-034-200-055-00 with the conditions listed in the permit. Approval is subject to the following conditions:

- 1. The requirements of SUP 70-004-91 and SUP 04-990001 are still in effect.**
- 2. That any proposed signage meets the requirements of Article VIII of the Zoning Ordinance and is subject permitting requirements.**

3. The applicant shall satisfy the requirements of the Clinton County Drain Commission's Office regarding storm water management.
4. The applicant shall satisfy the requirements of all other reviewing agencies.
5. The applicant shall close the southernmost curb cut on Old 27 by installing a curb and seed or sod the area between the curb and shared use pathway within 6 months of approval of the Special Use Permit.
6. The hours of operation shall be from 7:00 am to 8:00 pm Monday through Friday, 7:00 am to 6:00 pm on Saturday, and by appointment only on Sunday.
7. That the applicant complies with any other Federal, State, County, or Township regulations.

Supported.

ROLL CALL vote on motion:

AYES: 5 NAYS: 0

ABSENT: 4 (Musselman, Bertram, Zimmerman, Fair)

MOTION CARRIED.

EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS: None.

REPORTS:

I. Trustee: Staff gave a brief report in the absence of Trustee Musselman.

II. Zoning Board of Appeals:

Commissioner Krol advised there was no meeting in May.

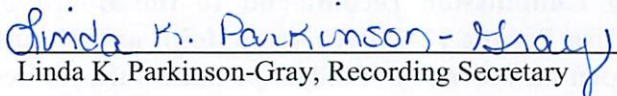
III. Committees: None.


IV. Staff:

Wittenberg reminded the Planning Commission that the meeting date for July 2017 will be **Wednesday, July 5th**.

DISCUSSION: None.

ADJOURNMENT: **Lorenzen moved to adjourn the meeting at 7:34. Supported. MOTION CARRIED.**


Linda K. Parkinson-Gray, Recording Secretary


Mike Nolen, Secretary