

## DeWitt Charter Township

1401 W. Herbison Road, DeWitt, MI 48820

### Joint Meeting- Planning Commission & Board of Trustees

Date: 1-30-2012

7:00 p.m.

- 1) **CALL TO ORDER/ROLL CALL:** Township Supervisor Rick Galardi called the meeting to order at 7:05 PM. In attendance were Trustee members Calder, Ross, Seeger, Township Clerk Mosier, and Township Treasurer Daggy. Trustee Musselman was absent. From the Planning Commission, members Bertram, Dailey, Fair, Keilen, and Krol were present. Commissioners Zimmerman, Gobbo and Smelker were absent. Also in attendance were Township Manager, Rod Taylor, Planning Director, Jim Foulds, and Assistant Planner Tory Niewiadomski. Members from the public that were in attendance were Faye Hagy, Rebecca Stimson, and Gary Horning.
- 2) **APPROVAL OF THE AGENDA:** Trustee Member Ross motioned to approve the agenda and was seconded by Seeger.
- 3) **BRIEF PUBLIC COMMENTS ON AGENDA ITEMS-** N/A
- 4) **NEW BUSINESS:** Comp Plan Review Priorities- Discussion

Mr. Foulds opened up the discussion explaining that under the Michigan Planning Enabling Act, PA 33 requires communities to review their comprehensive plan every five years. Mr. Foulds explained that the Township has already identified a list of proposed amendments to the plan listed 1-9 in his memo dated January 25, 2012. He indicated that the Township has notified the adjacent communities and that review period has closed for comments. Mr. Foulds clarified that the objective of the meeting is to come to an agreement on the proposed changes and then set a public hearing by the Planning Commission for the Comprehensive Plan amendments. Commissioner Dailey asked if it is appropriate to tweak proposed items while being advertised and Mr. Foulds response indicated that it would be okay to clarify or delete items but they cannot add new items to the proposed list without going through the public notification process again.

Mr. Foulds explained each of the proposed amendments as outlined in his memo which include the following:

- a) Traffic Access Management
- b) BR 27 Overlay Zone Planning Area
- c) Mixed Land Use Regulations
- d) Non-Motorized Transportation Planning
- e) Senior Housing and Continuum of Care Services
- f) DeWitt Road/US 127 Gateway Corridor Improvements
- g) Low Impact Development
- h) State Road Corridor Sub Area Plan
- i) Wind Energy Conversion

Mr. Foulds expressed that anytime a Zoning Ordinance amendment occurs, it must have a linkage to the Comprehensive Plan. Mr. Foulds indicated that items b and c allow for more creative uses of land by applying more flexible zoning standards to allow mixed uses and setback requirements. Commissioner Bertram asked where the boundary applies for overlay zone. Mr. Foulds indicated that the overlay zone would be in the southern portion of BR 27 and may transition into the northern portion of BR 27 later.

On the issue of Non Motorized Transportation, Assistant Planner Niewiadomski explained that there was a Non Motorized Transportation Committee that has been working on the vision of plan. Staff is in the process of creating a draft plan for the committee to review and when the committee is comfortable, they can set a public hearing to obtain public comment. Township Manager Taylor feels that finding sources of funding are going to be critical to the implementation of a sidewalk network and the members present felt that Business 27 was a major issue since there are people walking and biking in the road. Township Manager Taylor explained that in order to be eligible for federal and state funding dollars, the Township needs a plan in place and this is the first step towards achieving a better system.

Mr. Foulds explained that Senior Housing is a topic that needs to be addressed since there is very little senior housing development in the Township and the Comprehensive Plan does not address. Mr. Foulds explained that there are some obstacles in zoning that are not conducive to senior living such as mixing land uses to help support that type of development.

Mr. Foulds explained that the remaining topics f-l received the lowest priority. The Board members went through items a-l to rank the proposed topics based on highest priority to lowest. After ranking the items, the Board members agreed that the list remain as proposed.

#### **5) COMMENTS:**

Faye Hagy, a Township resident, wanted to better understand the interpretation of the Comprehensive Plan. She indicated the term harmonious is hard to understand due to its vagueness. Township Supervisor Galardi responded that perhaps the meaning has to be clarified to provide a better explanation.

Rebecca Stimson also was concerned with the definitions. She added the term creative and how that will be defined. She was happy that the township is concerned about creating a sense of place and improving the quality of life and glad to see that the township is moving forward.

Gary Horning stated that he owns property next to the proposed RV Park and is concerned with the future development of the area. Township Supervisor Galardi recommended that Mr. Horning set up a meeting with Township Planning staff to explain the zoning and future land uses of that area.

#### **6.) EXTENDED COMMENTS- PUBLIC & STAFF:**

Trustee Calder asked that if something is contrary to the Future Land Use, would the Township consider changing. Mr. Foulds responded that the policies are not legislative. It explains what the Township's

hope is for the future and where it wants to go but it is hard to achieve because of market factors, demographics, etc. It is the Township's goal to comply but state law does not require. The Future Land Use sets a reasonable vision with policies to help implement it.

Clerk Mosier agrees that trends cause change in the community but it is the Township's responsibility to manage change effectively.

**7.) ADJOURNMENT:**

Trustee Seeger motioned to adjourn and was seconded by Treasurer Daggy. The meeting adjourned at 9:00 PM.

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Tory Niewiadomski, Recording Secretary

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Kim Smelker, Planning Commission Secretary

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Diane K. Mosier, Township Clerk