

Unapproved Minutes
Grass Lake Charter Township Planning Commission Meeting
December 21, 2017 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:02pm.

ROLL CALL: Members present: Jere Hinkle, Lacey O'Quinn, Jim Warbritton, Tom Brennan and Roger Memmer. Members absent: Ken Elliott and Todd Raetz. Township Trustee, Tom Brennan, was welcomed as a new member of the Planning Commission.

ALSO PRESENT: Doug Lammers, Township Zoning Administrator; Bruce Maxson, agent for the Trustee of the Norman Dean Eschelbach Trust; Christine Willis, representing the Holiday RV Campground and approximately 12 Citizens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Moved by Memmer and supported by Warbritton to approve the agenda. All ayes. Two absent. Motion carried.

APPROVAL OF MINUTES:

Moved by Warbritton and supported by O'Quinn to approve the November 16, 2017 meeting minutes. All ayes. Two absent. Motion carried.

NEW BUSINESS:

- a. Public Hearing, Rezoning Request Application #17-11-0012.

Chairperson Hinkle closed the Planning Commission meeting at 7:06 and opened the Public Hearing.

Bruce Maxson, agent for the Trustee of the Norman Dean Eschelbach Trust, presented the request to rezone a portion of the parcel owned by the Norman Dean Eschelbach Trust located at 12443 E. Michigan Avenue, Grass Lake, Mi. from GC General Commercial to R-1 Residential. The portion to be rezoned contains approximately 80 acres and consist of the area where the existing house is located and some property to the south. The property to the east of the house (northerly 500 feet of the property east of the house) along Michigan Avenue will remain GC General Commercial. A map of the property proposed for rezoning is attached to these minutes.

- b. Public comments: Two residents, Dr. Moore and Pam Sherwood, spoke In favor of the proposed rezoning. No residents spoke against the proposed rezoning.
- c. Chairperson Hinkle closed the public hearing at 7:31 and reopened the Planning Commission meeting.
- d. Rezoning Request Application #17-11-0012

The rezoning request, as presented in the Public Hearing, was reviewed and it was agreed to proceed with the next step. It was moved by O'Quinn and supported by Warbritton to recommend the rezoning of the parcel from GC General Commercial to Residential R-1, and submit the proposed rezoning to the Jackson County Planning Commission for their comment. All ayes. Two absent. Motion carried.

- e. Application #17-11-0013 Site Plan Review, Holiday Campground:

Applicant representative, Christine Willis, presented the Holiday Campground request to construct a new bath house at the existing Holiday Campground at 9625 Knight Road. The bath house is to include showers and toilet facilities in accordance with the submitted plans. Chairperson, Hinkle asked if the plans had been approved by the Fire Chief and Zoning Administrator, Lammers, indicated the plans had been approved by the Fire Chief.

It was moved by Warbritton and supported by O'Quinn to approve the site plan as submitted. All ayes. Two absent. Motion carried.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Township resident, Bobbi Harper, expressed several concerns. 1. There is a need to better inform potential buyers of property in the Township of permitted and special uses of nearby properties and their potential impact; 2.) the need for Township officials to better avoid any potential conflict of interest and 3.) people in elected Township positions should be excluded from bidding on any Township projects.

TOWNSHIP BOARD REPORT:

Tom Brennan reported that the Township Board is taking bids for improvements at the Fire Station.

OLD BUSINESS:

- a. Review of proposed text amendment for an Event Venue: The three sample ordinances, related to event venues, that were distributed at the November Planning Commission meeting, were discussed and there was general support for the more comprehensive draft ordinance that addressed both agricultural tourism and agricultural business. Chairperson Hinkle indicated that he had marked up a copy of the proposed agricultural tourism/agricultural business ordinance with some suggested modifications. Zoning Administrator, Lammers, will incorporate Chairperson, Hinkle's, modifications and distribute the modified draft ordinance to Planning Commission members for consideration at the January meeting.
- b. Rezoning project following Master Plan Adoption: Chairperson, Hinkle, reviewed the need to make changes to the zoning map to make it consistent with the recently updated Master Plan. Specifically, he noted, amongst other needed changes, that there are several large areas of the Township that are currently zoned residential that are in agriculture use. These agricultural use areas should be currently zoned agricultural. Zoning Administrator, Lammers, will meet with the Township Board to update the Board regarding the need for rezoning these areas, the best way to notify and receive input from Township residents regarding the need for changes and how best to implement zoning changes.
- c. Zoning Ordinance, Section for LI/HC: This item has been tabled for some time. Zoning Administrator, Lammers, will talk to planning Consultant, Carlisle/Wortman about helping with the needed zoning ordinance changes.

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for Thursday, January 18, 2018. Business to include the election of officers, establishment of dates for 2018 Planning Commission meetings, and continued work on zoning ordinance amendments.

ADJOURNMENT:

Moved by O'Quinn and supported by Warbritton to adjourn meeting at 8:25pm. All ayes. Two absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission

Attachments:

Parcel map of property requested to be rezoned from General Commercial to R-1 Residential