

Approved Minutes
Grass Lake Charter Township Planning Commission Meeting
February 21, 2019 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:00 pm.

ROLL CALL: Members present: Jere Hinkle, Tom Brennan, Jim Warbritton and Roger Memmer. Members absent: Ken Elliott, Lacey O'Quinn and Rob Doerr.

ALSO PRESENT: Doug Lammers, Township Zoning Administrator and eleven citizens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Moved by Brennan and supported by Warbritton to approve the agenda. All ayes. Three absent. Motion carried.

APPROVAL OF JANUARY 17, 2019 MEETING MINUTES:

Moved by Warbritton and supported by Brennan to approve the January 17, 2019 meeting minutes. All ayes. Three absent. Motion carried.

NEW BUSINESS

a. Discussion of parcels for possible rezoning.

As noted at previous Planning Commission meetings, the current Township Zoning Ordinance has established a Light Industrial/Highway Commercial (LI/HC) district however, there are no regulations governing the district in the ordinance. As a remedy for this situation, Carlisle/Wortman Associates, suggested establishing an overlay district along the I-94 corridor that would be a mapped zone that imposes a set of special requirements in addition to those of the underlying zoning districts. However, prior to establishing an LI/HC overlay district it would be necessary to rezone the currently zoned LI/HC parcels to either Light Industrial (LI) or Highway Commercial (HC). Zoning Administrator, Lammers, presented a list of five parcels along Knight Road and two parcels along Clear Lake and Coy Dr. that are currently zoned LI/HC and should be rezoned to either LI or HC.

Zoning Administrator, Lammers, also presented a list of five residential parcels along Michigan Avenue on the East side of the Village that are currently zoned General Commercial (GC). It was noted that consideration should be given to rezone these parcels to a Residential district to correspond to their current use.

Zoning Administrator, Lammers, also noted that there are numerous parcels in the Township, many of which are greater than 5 acres in size, that are currently in Residential (R-1 and R-2) classified zoning districts even though their primary use is agricultural and their property is being assessed as agricultural property. Zoning Administrator, Lammers, suggested that these parcels be rezoned to Agricultural (AG) and that the Planning Commission consider rezoning these parcels in groups, perhaps addressing approximately one quarter of the Township at a time. Zoning Administrator, Lammers, also noted that one such parcel on Norvell Road is being used as a as Agriculture Business and needs to be rezoned as soon as possible from R-1 to Agricultural (AG) in order to be in compliance with the zoning ordinance.

After discussion it was decided to proceed with the rezoning. As a first step it was decided to address the LI/HC zoned parcels on Knight Road, Clear Lake Road and Coy Drive; the GC zoned parcels on Michigan Avenue and the R-1 zoned parcel on Norvell Road. It was proposed that the Knight Road parcels be rezoned to Highway Commercial (HC), the Clear Lake and Coy Drive parcels be rezoned to Light Industrial (LI), the Michigan Avenue parcels be rezoned to Residential (R-2), and the Norvell Road parcel be rezoned to Agricultural (AG). Moved by Warbritton and supported by Memmer to initiate the rezoning process for 14 parcels as identified on the list appended to these minutes. All ayes. Three absent. Motion carried. Lammers to schedule a public hearing to initiate the rezoning process and issue all required public notices.

b. Adoption of meeting calendar for 2019

A proposed meeting calendar was presented. Moved by Brennan and supported by Warbritton to adopt the proposed 2019 meeting calendar. All ayes. Three absent. Motion carried. The 2019 meeting schedule is appended to these minutes.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Comments included:

1. When doing the proposed rezoning, the Planning Commission needs to consider the impact on the required lot frontage of existing parcels due to any rezoning.
2. When considering the upcoming renewal of the Bohne Road gravel pit use permit, conditions of the permit must be consistent with those required at the Norvell Road site.
3. The Township should put information/details regarding the rezoning project on the Township web site.

TOWNSHIP BOARD REPORT:

Tom Brennan reported that the Township Board is creating a new Township position for the management of parks.

OLD BUSINESS:

a. Zoning Ordinance, Section for LI/HC:

Parcels that are currently zoned Light Industrial - Highway Commercial (LI/HC) will be considered for rezoning to LI or HC (See agenda item New Business above).

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for Thursday, March 21, 2019.

Business to include:

1. A public hearing on proposed zoning classification changes for 14 parcels.
2. Review of the L & L Development submittal/response to the Pre-conditions specified by the Planning Commission in their decision regarding the special use permit for the proposed Norvell Road project (Case #17-04-0007).

It was proposed that the March meeting be scheduled at the Grass Lake High School auditorium, subject to availability.

ADJOURNMENT:

Moved by Brennan and supported by Warbritton to adjourn meeting at 8:20pm. All ayes. Three absent. Motion carried.

Respectively submitted,

Roger Memmer, Member
Grass Lake Charter Township Planning Commission

Attachments: 1. List of 14 parcels proposed for rezoning.
 2. 2019 Planning Commission meeting calendar.

	PARCEL #	PROPERTY ADDRESS	OWNER NAME	# ACRES	CURRENT ZONING	PROPOSED ZONING
1	000-10-21-126-001-00	MT HOPE RD	JCA ASSOCIATES	54.51	LI/HC	HC
2	000-10-21-200-002-17	KNIGHT RD	WA FOOTE	34.42	LI/HC	HC
3	000-10-21-200-002-16	KNIGHT RD	WA FOOTE	5	LI/HC	HC
4	000-10-21-200-002-13	KNIGHT RD	L & H LEASING	10.64	LI/HC	HC
5	000-10-21-200-002-15	KNIGHT RD	JCLB, LLC	18.7	LI/HC	HC
6	000-10-13-351-001-03	CLEAR LAKE RD	WAHL, EUGENE & SUZANNE	20.5	LI/HC	LI
7	000-10-13-376-001-03	14500 COY DR	COY INVESTMENT CO	18.2	LI/HC	LI
8	000-10-34-126-001-07	12336 E MICHIGAN AVE	VIGO, ANTHONY & MICHELLE	3.19	GC	R2
9	000-10-34-126-001-08	E MICHIGAN AVE	RSW DEVELOPMENT	126.24	GC	R2
10	000-10-34-301-003-00	12446 E MICHIGAN AVE	SHERWOOD, PAMELA	2.34	GC	R2
11	000-10-34-326-001-00	12552 E MICHIGAN AVE	CAMPBELL, PHILLIP	4.65	GC	R2
12	000-10-34-326-002-00	12610 E MICHIGAN AVE	COLLINS, SHARON	1	GC	R2
13	000-15-04-400-001-04	NORVELL RD	FISHER, DALE	18	R-1	AG
14	000-15-04-400-002-00	1916 NORVELL RD	FISHER, DALE	79.6	R-1	AG

Note - from the Assessing Department:

**Assessing is based on "Classification" (Residential, Ag, Commercial or Industrial)

** Zoning does not affect Classification, so Zoning Changes do NOT affect taxes

Grass Lake Charter Township

Meeting Dates and Applications Deadlines

All meetings will take place at the Grass Lake Township Hall - 373 Lakeside Dr

Zoning Board of Appeals

2nd Thursday @ 7:00 pm

First Meeting of the Year for both the Planning Commission and Zoning Board of Appeals is required for the Election of Officers and Adoption of the Meeting Calendar

Planning Commission

3rd Thursday @ 7:00 pm

Zoning Change
Special Use Permits
Home Based Business
Site Plan Reviews

Meeting Date
1/11/2019
2/8/2019
3/8/2019
4/12/2019
5/10/2019
6/14/2019
7/12/2019
8/9/2019
9/13/2019
10/11/2019
11/8/2019
12/13/2019
1/9/2020
2/13/2020
3/12/2020
4/9/2020
5/14/2020
6/11/2020
7/9/2020
8/13/2020
9/10/2020
10/8/2020
11/12/2020
12/10/2020

Application Due Date
12/10/2018
1/9/2019
2/6/2019
3/13/2019
4/10/2019
5/15/2019
6/12/2019
7/10/2019
8/14/2019
9/10/2019
10/9/2019
11/13/2019
12/10/2019
1/14/2020
2/11/2020
3/10/2020
4/14/2020
5/12/2020
6/9/2020
7/14/2020
8/11/2020
9/8/2020
10/13/2020
11/10/2020

Meeting Date
1/17/2019
2/21/2019
3/21/2019 *
4/18/2019
5/16/2019
6/20/2019 *
7/18/2019
8/15/2019
9/19/2019 *
10/17/2019
11/21/2019
12/20/2019 *
1/16/2020
2/20/2020
3/19/2020 *
4/16/2020
5/21/2020
6/18/2020 *
7/16/2020
8/20/2020
9/17/2020 *
10/15/2020
11/19/2020
12/17/2020 *

Application Due Date
12/16/2018
1/21/2019
2/19/2019
3/19/2019
4/16/2019
5/22/2019
6/19/2019
7/17/2019
8/20/2019
9/17/2019
10/22/2019
11/20/2019
12/17/2019
1/16/2020
2/18/2020
3/16/2020
4/16/2020
5/18/2020
6/15/2020
7/16/2020
8/17/2020
9/14/2020
10/15/2020
11/16/2020

* Regular meetings or work sessions