

Minutes
Grass Lake Charter Township Planning Commission Meeting
April 20, 2017 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:05 pm.

ROLL CALL: Members present: Jere Hinkle, Jim Warbritton, Lacey O'Quinn and Roger Memmer. Members absent: Ken Elliott, John Lesinski and Todd Raehtz

ALSO PRESENT: Doug Lammers, Township Zoning Administrator; John Enos representing Carlisle Wortman Associates, Inc.; and Christine Willis representing Holiday Campground, LLC.

APPROVAL OF AGENDA:

Moved by Hinkle and supported by O'Quinn to approve the agenda with two additions to New Business, i.e. 1. Add item 6.b Presentation by John Enos of Carlisle Wortman Associates, Inc.; and 2. Add item 6.c Michigan Township Association workshop. All ayes. Three absent. Motion carried.

APPROVAL OF MINUTES:

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

Chairperson Hinkle temporarily adjourned meeting and opened public hearing at 7:09 pm.

PUBLIC HEARING case #17-03-0004, Holiday Campground, 9625 Knight Road, for rezoning 104.57 acre parcel from L1 to R-2.

Holiday Campground, LLC submitted an application to Grass Lake Charter Township requesting a zoning amendment to change the zoning classification of the campground from light industrial L1 to residential R-2. The zoning amendment is necessary to allow a proposed campground expansion. The campground use is currently a "legal nonconforming" use since campgrounds are not allowed under the existing Township zoning as a permitted or special use in light industrial districts. Private campgrounds are allowed as a "special use" in R-2 districts.

Public Supporting: None

Public Against: None

Public Hearing closed and planning commission meeting reopened at 7:11 pm.

NEW BUSINESS:

a. Rezoning case #17-03-0004, Holiday Campground, 9625 Knight Road

It was noted that the Planning Commission had previously considered rezoning this parcel from light industrial L1 to residential R2 to make the campground a conforming use, but the rezoning was not pursued at that time. Chairperson Hinkle reviewed the Rezoning Criteria (from Chapter 3 of the Township Master Plan) and it was agreed that the rezoning amendment conformed to the rezoning criteria.

Moved by Hinkle and supported by O'Quinn to approve the rezoning of the 9635 Knight Road parcel from light industrial L1 to residential R2. All ayes. Three absent. Motion carried

b. Presentation by John Enos of Carlisle Wortman Associates, Inc.

Mr. Enos presented information regarding his personal experience and Carlisle Wortman Associates experience relative to township planning. He has been retained by the Township to assist the Planning Commission in the review of an upcoming proposed development project on an 80 acre Norvell Road site.

The proposed development would include mining a large amount of material from the site in order to construct a 15-20 acre lake that ultimately would be surrounded with approximately 20 residential lots. Due to the large amount of material that would need to be removed, the development may take 10 years to complete. A public hearing regarding the proposed development is being scheduled.

c. Michigan Township Association Workshop

Chairperson Hinkle noted that Planning Commission members are encouraged to attend a May 8, 2017 Michigan Township Association sponsored workshop on the fundamentals of planning and zoning. Any Planning Commission members wishing to attend can contact Doug Lammers for more information.

CITIZENS WISHING TO ADDRESS THE COMMISSION: None

TOWNSHIP BOARD REPORT: None

OLD BUSINESS:

- a. Zoning Ordinance Text, R-1 District, Farming as a permitted use: Item was tabled.
- b. Zoning Ordinance, Section for LI/HC: Item was tabled.
- c. Sign Ordinance amendments: It was decided to send the proposed ordinance draft to Region 2 for their review and comment prior to taking further action.
- d. Open Air Business amendment: Chairperson Hinkle reviewed an updated draft of the proposed ordinance language. The updated draft is based on the Township attorney's comments on the previously proposed ordinance language. Moved by O'Quinn and supported by Memmer to approve the updated language and forward the proposed ordinance to the Township Board for their approval. All ayes. Three absent. Motion carried

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for May 18, 2017. Business to include a public hearing for a proposed 80 acre development project on Norvell Road.

ADJOURNMENT:

Moved by Hinkle, supported by Warbritton to adjourn meeting at 8:37pm. All ayes. Three absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission