

APPROVED MINUTES GRASS LAKE CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING MARCH 20, 2008
RSW DEVELOPMENT, LLC

CALL TO ORDER: Chairman Phillips called the public hearing to order at 7:03 p.m.

ROLL CALL: Members present – Lesinski, Phillips, Dorr, Memmer, Elliott, Bednarski-Lynch, Pindzia.

Members absent – None.

Also present – Zoning Administrator Thomas Nolte, Mary Porter, Larry Schaffer, Tom Simon, Stephen & Susan Toth, Paul Harris, Jack Ripstra Sharon & Larry Lotridge.

PURPOSE: Chairman Phillips explained that the purpose of tonight's public hearing was to receive public comments on the rezoning request from RSW Development, LLC for the westerly 585 feet of Parcel #000-10-34-126-001-03 (aka Marian Meadows Phase I) to change from R-2, Single Family Residential to R-3, Multiple Family Residential.

PUBLIC COMMENT:

Jack Ripstra, representing the developers, gave a short presentation of the request. The developer's intent is to build a combination of multifamily homes, duplexes and single-family dwellings. The previous plan for Marian Meadows contained sixty (60) single-family units. The proposed plan, contingent on approval of the rezoning, reflects 128 residential units.

Mary Porter (12552 E. Michigan Ave.) opposed the request on the basis of density. Too many units and too many residents would place great burdens on the community.

Larry Schaffer (1470 Sarossy Lake Rd.) opposed the request on the basis of traffic safety and density.

Sharon Lotridge (1460 Sarossy Lake Rd.) questioned whether utility services could adequately serve the area if the rezoning is approved. She also felt traffic safety would suffer with the increased density.

Larry Lotridge (1460 Sarossy Lake Rd.) indicated that there were other nearby areas (between the cemetery and the manufactured home park) which had been planned for multifamily dwellings.

Tom Simon (1875 Suncrest Drive) represented the developers. He indicated that the project had been delayed by the Michigan Department of Environmental Quality (MDEQ) regarding the sanitary sewer service as well as market conditions. In his opinion there was little land available zoned for multifamily dwellings.

Paul Harris (1900 Burtch Rd.) indicated that the Grass Lake community doesn't need more multifamily dwellings.

A letter of opposition from Dennis & Elizabeth Niles dated March 18, 2008 was received.

Chairman Phillips closed the public hearing at 7:22 p.m.

ADJOURNMENT: Moved by Lesinski, supported by Dorr to adjourn the public hearing at 7:23 p.m. All ayes. Motion carried.

APPROVED MINUTES GRASS LAKE CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING MARCH 20, 2008
TOTH SPECIAL USE PERMIT APPLICATION

CALL TO ORDER: Chairman Phillips called the public hearing to order at 7:24 p.m.

ROLL CALL: Members present – Lesinski, Phillips, Dorr, Memmer, Elliott, Bednarski-Lynch, Pindzia.

Members absent – None.

Also present – Zoning Administrator Thomas Nolte, Mary Porter, Larry Schaffer, Sharon & Larry Lotridge, Stephen & Susan Toth, Tom Simon, Paul Harris & Jack Ripstra.

PURPOSE: Chairman Phillips explained that the purpose of tonight's public hearing was to receive public comments on the conditional use permit application of Stephen and Susan Toth to sell baked goods from a road side stand located at their home at 13007 E. Michigan Avenue.

PUBLIC COMMENT:

Stephen Toth gave a short presentation of his intent to expand his land use. He and Susan currently grow and sell organic blueberries from their 5.8 acre parcel. They would like to expand their business to include selling fresh donuts (made on the premises) snow cones, popcorn, smoked meats, coffee, apple cider, hot dogs and sausages, and wine coolers. The blueberry picking season is limited to one month. Business expansion is necessary to support their growing family. They propose to utilize three driveways and a small parking lot for the traffic expected to patronize their 8' x 14' concession trailer. They expect to build a small secure structure on either end of the trailer to support merchandise sales.

Hearing no further comments, Chairman Phillips closed the public hearing at 7:28 p.m.

ADJOURNMENT: Moved by Lesinski, supported by Bednarski-Lynch to adjourn the public hearing at 7:29 p.m. All ayes. Motion carried.

APPROVED MINUTES GRASS LAKE CHARTER TOWNSHIP PLANNING COMMISSION
MEETING MARCH 20, 2008

CALL TO ORDER: Chairperson Phillips called the meeting to order at 7:30 p.m.

ROLL CALL: Members present – Memmer, Bednarski-Lynch, Pindzia, Phillips, Lesinski, Dorr, Elliott.

Members absent – None

Also present – Zoning Administrator Thomas Nolte, Mary Porter, Larry Schaffer, Tom Simon, Stephen & Susan Toth, Paul Harris, Jack Ripstra, Sharon & Larry Lotridge.

PLEDGE TO THE FLAG: By all.

AGENDA ADDITIONS: None.

AGENDA APPROVAL: Moved by Lesinski, supported by Bednarski-Lynch to approve the agenda as presented. All Ayes. Motion carried..

MINUTES OF THE FEBRUARY 21, 2008 REGULAR MEETING: Motion by Bednarski-Lynch, supported by Memmer to approve the February 21, 2008 meeting minutes as presented (without changes). All Ayes. Motion carried.

TOWNSHIP BOARD LIASON REPORT – JOHN LESINSKI:

- The Board of Trustees is dealing with numerous issues related to water and sewer expansions. In its efforts to expand the services within the Township, they are talking with Grass Lake Village, Sylvan Township and others regarding future land uses.

NEW BUSINESS:

- A date has been set for a public hearing for the Zenz Conditional Use Permit Application for Thursday, April 17, 2008 at 7:00 p.m. at the Township Hall. General consensus by all.
- RSW Development Rezoning Request:
The request to rezone the westerly 585 feet of Marian Meadows (parcel #000-10-34-126-001-03) from R-2 to R-3 was considered. A letter of objection from Dennis and Elizabeth Niles 1456 Sarossy Lake Road, dated March 18, 2008 was read into the record of the meeting. It was noted that the number of proposed dwelling units was being increased from 60 to 128 on the westerly 16 acres of Marian Meadows. Much concern was expressed over the transient nature of the residents of multifamily dwellings. It was felt the character of the area could easily be changed. No compelling arguments were offered for the rezoning request. The subject area could be a transition area. Higher density makes some sense but the logic of multifamily dwellings is questionable. The minimum lot size in the R-2 zoning district was noted as ten thousand (10,000) square

feet. The previously approved site plan for Marian Meadows expired after twelve (12) months due to not starting construction.

Elliott moved, supported by Bednarski-Lynch to recommend denial of the rezoning request to the Township Board from R-2 to R-3 on the westerly 585 feet of parcel #000-10-34-126-001-03 based on:

- The inconsistency of the request with the existing zoning districts,
- R-3 zoning should be closer to the Village boundary and available utility systems,
- No buffer would exist between the requested R-3 zoning district and the existing R-1 zoning districts.

All ayes. Motion carried.

- Toth Conditional Use Permit Application:

The request for a conditional land use from Stephen and Susan Toth to sell baked goods at their farm located at 13007 E. Michigan Avenue was considered next. It was noted that Section 5.02 (E) and Section 14.07 (JJ) of the Grass Lake Charter Township Zoning Ordinance both state that roadside stands may be conditionally permitted if “only produce grown by the farm on which the roadside stand is situated” is sold. The applicants have indicated that they plan to utilize a fourteen (14’) foot long concession trailer for sales initially. If successful, they expect to add a fifteen by fifteen (15’ x 15’) foot wide building to each end of the trailer to support the preparation of the baked goods. It was noted that the front yard setback for the Agricultural zoned parcel will not be met if buildings are constructed next to the trailer. It was further noted that retail food sales of smoked meats, wine coolers, ribs and sausages represent another level of service in this proposed land use.

A discussion followed regarding the proposed land use. Zoning Administrator Nolte indicated that the proposed land use is really a hybrid combination of roadside stand and home based business which requires a conditional use permit. As per Section 14.05 (D) of the Ordinance, conditions can be imposed as part of approval of a special use permit.

The sketch provided by the applicants lacked a defining scale. Bednarski-Lynch moved, supported by Lesinski to require the applicants to provide an engineered, scaled drawing to demonstrate all proposed land uses on the farm. The drawing is to be provided for consideration at the April 17, 2008 Planning Commission meeting. All ayes. Motion carried.

OLD BUSINESS:

- Zoning Administrator Nolte to provide a rough draft of a proposed telecommunications regulation.

PUBLIC PARTICIPATION: No public present at this time.

MEETING SCHEDULE:

The next meeting of the Planning Commission has been scheduled for April 17, 2008 at 7:00 p.m.

ADJOURNMENT: Motion by Bednarski-Lynch, supported Lesinski to adjourn at 8:50 p.m. All in favor. Motion carried.

Respectfully submitted,

Bruce Pindzia, Secretary
Grass Lake Charter Township Planning Commission