

Chair
Tim Fair
Vice-Chair
Bruce Keilen
Secretary
Linda Parkinson-Gray
Commissioners
Trustee Fedewa
Dale Dailey
Adam Bertram
Erika Hayes
Abby Lorenzen
Mike Nolen



Community Development Director
Brett C. Wittenberg

Planner
Alexander J. Bahorski

Recording Secretary
Kelli Furgason

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PLANNING COMMISSION MINUTES

MONDAY, FEBRUARY 7, 2022
7:00 p.m.

Public may choose to attend in person or listen at the phone number below.

***Meeting Dial-In: (623) 600-3750
PIN: 346832***

The call will be muted to reduce interference with proceedings. The public will be invited to make comments during the public comment sections of the meeting as well as before any vote. If you desire to comment, you will be invited to dial 5 so that we can unmute your line. Please contact the Planning Department at (517) 669-6576 with any additional questions.*

The regular meeting of the DeWitt Charter Township Planning Commission was called to order at 7:00 p.m. by Chairman Fair.

The Pledge of Allegiance was said by those present.

ROLL CALL by Secretary Parkinson-Gray.

MEMBERS PRESENT: Bertram, Dailey, Fair, Fedewa, Hayes, Keilen, Nolen, and Parkinson-Gray.

MEMBERS ABSENT: Lorenzen.

APPROVAL OF AGENDA: Staff advised the Commission that a last-minute item came in and suggested amending the agenda to include Rezoning Request #22-880001 from TCOA Land Investments, LLC under New Business.

Keilen moved to approve the January 3, 2022 meeting Agenda as amended. Supported by Fedewa.

AYE Vote on the motion:

AYES: 8 NAYS: 0 ABSENT: 1

MOTION CARRIED

APPROVAL OF MINUTES: Chairman Fair thanked Kelli for her work on preparing the minutes.

Dailey moved to approve the January 3, 2022 minutes as presented. Supported by Hayes.

AYE Vote on the motion:

AYES: 8 NAYS: 0 ABSENT: 1

MOTION CARRIED

CORRESPONDENCE: None

PUBLIC COMMENTS: None

UNFINISHED BUSINESS:

- I. **PUBLIC HEARING - Request for Rezoning #21-880004 from Robert Greenhoe**, to rezone approximately 42,427.44 square feet from IL (Light Industrial) to BC (Community Business). The subject site is located west of S Old US 27, on the south side of Mak Tech Drive, south of Valley Road, north of Sheridan Road, part of the southeast 1/4 of Section 33 of DeWitt Charter Township (Site Address 1125 Mak Tech Drive; Parcel # 050-305-000-006-00).

- A. **Open Public Hearing:** Chairman Fair declared the Public Hearing opened at 7:03 p.m.

- B. **Administrative Comments/Public Comments.**

Township Planner, Alex Bahorski, stated that in December of 2021 Staff received an application for rezoning from Robert Greenhoe. The request was to rezone 1125 Mak Tech Drive from IL (Light Industrial) to BC (Community Business). The site is approximately 0.97 acres in size and includes a 6,900 sq ft building along with parking and access drives.

The applicant explained the purpose of this rezoning request is to allow for a wider range of uses at the property as the current zoning of IL is more restrictive than the BC zoning district.

Staff finds the request to be reasonable and it is not a spot rezoning for two reasons: other parcels in the immediate vicinity are already zoned BC and the Future Land Use Map designates all of Mak Tech Drive as CC (Community-Oriented Commercial).

Staff also reviewed the 12 criteria for granting rezoning requests and found the application to be consistent with all 12 criteria. The site also meets all dimensional requirements for the BC zoning district so the request can be approved without seeking any dimensional variances.

Pursuant to project requirements, the request was also published in a newspaper of general circulation and distribution. Notices of the Public Hearing were also sent to surrounding property owners. No responses were received.

Therefore, Staff recommends the Planning Commission recommend approval to the Township Board for Rezoning Request 21-880004 from Robert Greenhoe to rezone 1125 Mak Tech Drive from IL (Light Industrial) to BC (Community Business).

Chairman Fair asked if there were any Commissioner questions for Staff.

Commissioner Keilen asked Planner Bahorski if he knew what new purposes they are looking to expand into.

Bahorski noted that at this time Staff hasn't been told what types of tenants may move in.

Chairman Fair asked if there were any other questions, there were none.

Chairman Fair asked the Applicant if he wanted to address the Commission.

Applicant, Robert Greenhoe, 11833 Schavey Road, introduced himself and gave some background on his business. He started his business, Big League Lawns, in 2011 and recently has the opportunity to purchase the multi-tenant building on Mak Tech. The building can house two tenants, one of which will be his business. He contacted the Planning Department back in December to discuss the process because he had a list of possible tenants coming forward that needed small box offices. These types of businesses don't fit in the IL zoning district without possible Special Use permits. His purpose in requesting this rezoning is to broaden the scope of tenants that would be allowed. He noted how helpful and extremely responsive Brett & Alex have been. He has a potential tenant that wants to run a one-on-one personal fitness studio which isn't allowed in the IL district but would be in the BC district. He offered to answer any Commissioner questions.

Chairman Fair thanked him for his interest in investing in the Township.

Commissioner Bertram asked what his business is.

Greenhoe stated that he has a unique niche, probably one of only 2 or 3 in the US. He fabricates rollers / brackets for athletic fields and home owners that attach to their mowers and create the nice patterns similar to those in Major League fields.

Bertram asked the Staff if that fits in the BC (Community Business) zoning.

Community Development Director Wittenberg stated that it does and that the applicant has been operating in the BC district since 2011.

C. Close Public Hearing: Parkinson-Gray moved to close the Public Hearing at 7:16 p.m. Supported by Bertram.

ROLL CALL vote on motion:
AYES: 8 NAYS: 0 ABSENT: 1
MOTION CARRIED.

D. Discussion and possible action by Planning Commission.

Keilen moved that the Planning Commission recommend to the Board of Trustees approval of the rezoning request from Mr. Greenhoe. Supported by Nolen.

ROLL CALL Vote on the motion:
AYES: 8 NAYS: 0 ABSENT: 1
MOTION CARRIED

NEW BUSINESS:

- I. **Request for Rezoning #22-880001 from TCOA Land Investments, LLC, to rezone approximately 38.50 acres from A (Agricultural) to R-2 (Single-Family Residential). The subject site is located west of Kalamata Drive, south of Cutler Road, north of Howe Road, and east of Airport Road, part of the southwest 1/4 of Section 6 of DeWitt Charter Township (Parcel # 050-006-300-017-00 and 050-006-300-015-51). Receive and Set for Public Hearing to be held on Monday, March 7, 2022.**

Keilen moved to receive request for rezoning 22-880001 from TCOA Land Investments, LLC and set a Public Hearing to be held at the March 7, 2022 Planning Commission meeting. Supported by Bertram.

AYE Vote on the motion:
AYES: 8 NAYS: 0 ABSENT: 1
MOTION CARRIED

EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS: (Must be made from the podium)

REPORTS:

- I. **Trustee: Trustee Fedewa gave a brief report on business conducted and actions taken at recent Board of Trustees meetings including updates on the Joint Meeting for the Board of Trustees and the Planning Commission, the improvements / repurposing at Granger Meadows (of the current inline skating facility), and the new Municipal Building South.**
- II. **Zoning Board of Appeals: Commissioner Bertram noted that there was no meeting in January and asked Staff if there would be one this month. At this time there will not be a February meeting.**

III. Committees & Staff:

Community Development Director Wittenberg noted that for the Joint Meeting, they are shooting for March before the regular Planning Commission meeting and no later than April. He also noted that the March Planning Commission meeting will have 2 Site Plan Reviews and 1 Rezoning Public Hearing on the Agenda.

DISCUSSION:

Chairman Fair said that along with thanking Kelli for her work on the Minutes each meeting, he wants to thank Brett & Alex for their work. He noted that Brett works well with others, which isn't always the easiest thing to do. He appreciates the good work done by the department and commented that it is thrilling for the Commission to hear applicants say how great it has been working with the Township.

Fair also noted that he was recently at Granger Meadows to do some sledding and that it was a neat facility. There were approximately 200 – 300 people using the park that day. He noted that the Board might want to consider reaching out to local business, like was done with the Granger Meadows Celebration, for partnerships in regards to funding the improvements.

Commissioner Dailey noted that he and his wife frequent Granger Meadows and walk the paths. It is a great activity for the older folks and a great asset to the Township.

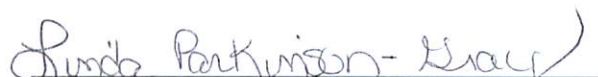
ADJOURNMENT: Fair moved to adjourn the meeting at 8:02 p.m. Supported by Parkinson-Gray. MOTION CARRIED

Public Participation Policy:

1. Public comments on agenda items shall be limited to 3 minutes. Any citizen may address the Planning Commission regarding any Agenda item at this time or they may reserve time to address the Board when an Agenda item is discussed.
2. Extended public comments – limited to 5 minutes. Any topic of Township interest can be addressed.

DeWitt Charter Township will provide to individuals with disabilities reasonable auxiliary aids and services which are needed to fully participate in any Township meeting providing a seventy-two (72) hour notice is received by phone or in writing. Contact DeWitt Charter Township, Clerk's office, 1401 W. Herbison Road, DeWitt, MI 48820, phone: 517.668.0270, to request the necessary assistance.


Kelli Furgason, Recording Secretary


Linda Parkinson-Gray, Secretary