

**Chair**  
Bruce Keilen  
**Vice-Chair**  
Kristen Krol  
**Secretary**  
Abby Lorenzen  
**Commissioners**  
Steve Musselman, Trustee  
Dale Dailey  
Marsha Zimmerman  
Tim Fair  
Adam Bertram  
Mike Nolen



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**Community Development Director**  
Tory Niewiadomski

**Township Planner**  
Brett Wittenberg

**Recording Secretary**  
Linda K. Parkinson

**PLANNING COMMISSION  
MINUTES  
MONDAY, DECEMBER 5, 2016  
7:00 p.m.**

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

The Pledge of Allegiance to the Flag was said by those present.

ROLL CALL by Secretary Lorenzen.

**MEMBERS PRESENT:** Keilen, Bertram, Krol, Lorenzen, Dailey, Musselman, Nolen and Fair.

**MEMBERS ABSENT:** Zimmerman.

**APPROVAL OF AGENDA** **Fair moved to approve the Agenda as presented. Supported. MOTION CARRIED.**

**APPROVAL OF MINUTES** **Fair moved to approve the minutes of the November 7, 2016 Planning Commission meeting. Supported. MOTION CARRIED.**

**CORRESPONDENCE:** Township Planner Brett Wittenberg briefly reviewed staff's memorandum regarding medical marihuana legislative updates.

**PUBLIC COMMENTS:** None.

**UNFINISHED BUSINESS:**

- I. PUBLIC HEARING - Batch Ordinance Amendment 42.10**, a Zoning Ordinance text amendment (42.10) an Ordinance to amend the DeWitt Charter Township Zoning Ordinance and Code of Ordinances to amend Chapter 42, Article II, Division 2 to amend the duration of approval timeline for a variance; to amend Chapter 42, Article V, Division 2, to amend the process for modifications to an approved site plan; to amend Chapter 42, Article V, Division 2, to add a Section 1041 "Administrative Site Plan Review"; to amend Chapter 42, Article II, Division 4, to amend the expansion of non-conforming residential structures; to amend Chapter 42, Article IV, Division 1, to add a Section 42-885 to define the front, side, and rear lines for corner and through lots; to amend Chapter 42, Article IV, Division 1, to address privacy fencing on corner and through lots; to amend Chapter 42, Article IV, Division 4, to address setbacks for swimming pools; to amend Chapter 42, Article III, Division 24 to reduce rear yard setbacks in residential zoning districts and to reduce the front yard setback within the Business Local and

Business, Community Zoning Districts; to repeal Ordinances in conflict herewith; and to establish an effective date hereof.

- A. Open Public Hearing. **Chairman Keilen declared the Public Hearing opened at 7:05 p.m.**
- B. Administrative Comments/Applicant Comments/Public Comments.

Township Planner Brett Wittenberg briefly reviewed staff's memorandum dated November 30, 2016 explaining the objectives of the proposed Ordinance Amendment 42.10.

There was no public comment.

- C. Close Public Hearing. **Lorenzen moved to close the Public Hearing at 7:16 p.m. Supported. MOTION CARRIED.**
- D. Discussion and possible action by Planning Commission.

**Musselman moved that the Planning Commission recommend that the Township Board of Trustees approve Ordinance Amendment 42.10 with the change to reduce the rear yard setback for the R3 Zoning District to be forty (40) feet, based on the finding that the proposed amendment complies with the process for amending the Zoning Ordinance.**

**Supported.**

**ROLL CALL vote on motion:**

**AYES: 8    NAYES: 0    ABSENT: 1 (Zimmerman)**

**MOTION CARRIED.**

#### **NEW BUSINESS:**

- I. **Request for Future Land Use Map Amendment from Signature Land Development – Michael R. McGraw, to amend from SF-M (Medium Density Single Family Residential) to SF-H (High Density Single Family Residential) for a 77.98 acre parcel located south of Clark Road, north of Solon Road, east of Myers Road and west of Business 27, in the northeast ¼ of Section 21 of DeWitt Charter Township (Parcel #050-021-100-005-050).**

**Fair moved to receive and set for Public Hearing to be held on Tuesday, January 3, 2017. Supported. MOTION CARRIED.**

- II. **Rezoning Request 16-880003 from Signature Land Development – Michael R. McGraw, to rezone a 77.98 acre parcel from A (Agricultural) to R6 (Residential Single Family). The property is located south of Clark Road, north of Solon Road, east of Myers Road and west of Business 27, in the northeast ¼ of Section 21 of DeWitt Charter Township (Parcel #050-021-100-005-050).**

**Krol moved to receive and set for Public Hearing to be held on Tuesday, January 3, 2017. Supported. MOTION CARRIED.**

- III. **Master Plan Update Process.**

Community Development Director Tory Niewiadomski briefly reviewed staff's memorandum dated December 1, 2016 providing some background information, the process for amending the Master Plan and the next steps to be taken. Staff provided the Commission with a list of questions to aide in the

decision to amend or readopt the Master Plan.

Commissioner Nolen suggested that staff complete the questionnaire and provide a copy to the Planning Commission at the January 2017 meeting for the Commissioners to comment on.

Other Planning Commission members were in agreement with Nolen's suggestion.

EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS: None.

REPORTS:

I. Trustee:

Trustee Musselman gave a brief report on business conducted and action taken at the Board of Trustees meetings held on Monday, November 14, 2016 and Monday, November 21, 2016.

II. Zoning Board of Appeals:

Krol advised that there was no Zoning Board of Appeals meeting held in November and there will be no meeting in December.


III. Committees

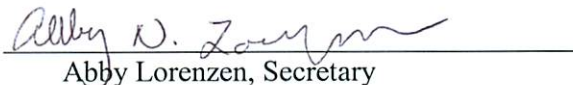
IV. Staff – Planning Commission Meeting Date for July 2017.

After brief discussion, the Planning Commission decided to revisit a potential date for the July Planning Commission meeting as date gets closer.

DISCUSSION: None.

ADJOURNMENT: **Lorenzen moved to adjourn the meeting at 7:48 p.m. Supported. MOTION CARRIED.**

  
Linda K. Parkinson-Gray, Recording Secretary

  
Abby Lorenzen, Secretary