

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



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Township Planner
Brett Wittenberg

Recording Secretary
Linda K. Parkinson

**PLANNING COMMISSION
MINUTES
MONDAY, AUGUST 7, 2017
7:00 p.m.**

The regularly scheduled meeting of the DeWitt Charter Township Planning Commission 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 Nolen.

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

MEMBERS ABSENT: Zimmerman.

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

APPROVAL OF MINUTES Fair moved to approved the minutes of the July 5, 2017 Planning Commission Meeting as printed. Supported. **MOTION CARRIED.**

CORRESPONDENCE: None.

PUBLIC COMMENTS: John McComb, 14120 Myers Road, DeWitt, MI 48820, stated he most likely will not be able to attend the September 5th meeting and would like to express his concerns one more time regarding Request for FLU Map Amendment 16-870001 and Rezoning Request 16-880003 from Signature Land Development. He expressed concerns related to increased traffic at the intersection of S. US 27 and Solon Road. The Signature Land Development site is not a good area to place a high density residential development. In closing, Mr. McComb asked that the Township address increased traffic at that intersection if the rezoning request is approved.

UNFINISHED BUSINESS:

- I. Request for Future Land Use Map Amendment 16-870001 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 #050-021-100-005-50). **Postpone until the September 5, 2017 meeting at the request of the applicant. The applicant will provide a status update to the Planning Commission. However, no action will be taken.**

See below.

- 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 #050-021-100-005-50). Postpone until the September 5, 2017 meeting at the request of the applicant. The applicant will provide a status update. However, not action will be taken.**

Township Planner gave a brief update on the request. The applicant has requested several postponements to allow time to conduct a traffic study and to draft the following three conditions for the rezoning request:

1. Units in the development would only be for sale rather than rental units.
2. The number of units would be limited to 260.
3. Lots on Myers Road would be consistent with the R4 zoning designation.

At the March Planning Commission meeting a motion to approve was made and failed due to lack of affirmative votes (AYES: 4 NAYS: 1 ABSENT: 4). A second motion was made to postpone action until there were more Planning Commissioners available. Wittenberg invited the applicant to give a brief status report on where he is at today.

Mike McGraw, applicant, Signature Land Development, 1188 East Paris, SE, Grand Rapids, MI 49546, stating the goal of his company has always been to serve the varied housing needs of this community. Currently, there seems to be a disproportionate amount of housing aimed towards detached single family homes at a cost of \$300,000 and up. There is a large need to serve the housing needs of “millennials” and “baby boomers”. There is a large demand for “empty nester” housing stock which is maintenance free. Also the younger buyers are looking for a home in a desirable school district that they can afford.

McGraw went on to explain the proposed site would be a good location because there are high density housing uses and commercial uses to the east of the property and single family medium density homes to the west. The site should be able to be developed in such a way that the surrounding uses are harmonious with the end product.

McGraw went on to point out that there is no formal site plan for the project at this time. Everything is still conceptual. After the Public Hearing he felt he should define a zoning classification and provide more clarity on the housing types. As Wittenberg mentioned, in March he came back with the three conditions that would be attached to the rezoning request. After that, it was still clear to him that he needed to connect with the residents surrounding the subject site. He reached out to Brian Harrington and Marcy Matson who communicate with many of the residents in the area. He has had a couple of meetings with them and has been able to discuss their concerns as well as the placement of mixed housing types on the property. It seems some common ground has been found with only 225 units and bringing the density closer to R4. Also, there will be no more than 8 homes fronting on or backing up to Myers Road, north of Amy Lusty’s parcel (#050-021-100-006-00), and no more than 14 homes south of Lusty’s property. Also, there will no attached product closer than 300 feet east of Myers Road. Finally, no townhome product shall fall within 600 feet west of the eastern property boundary.

In closing, McGraw stated he would be happy to hear any additional input regarding this project. It is important to their family run business that they develop projects they are proud of. He hopes to come with a formal request for action at the September meeting.

Fair commended McGraw for reaching out to the community and listening to their concerns.

Bertram stated he feels the community is in need of diversified housing stock and price points.

Nolen questioned if there would be open space for parks/recreational areas.

McGraw stated they did intend to preserve the existing wetland and provide recreational areas around it.

Keilen stated that this is not a Public Hearing. However, the Commission will entertain any public comments pertaining to Mr. McGraw's update.

Steve Church, 1495 Solon Road, DeWitt, MI 48820, expressed concern with traffic safety on Myers Road and Solon Road. He would like to see the multiple family structures located in the northeastern portion of the site. This would provide the best access point. Some discussion will have to take place regarding the reduction of the existing 55 mph speed limit. He appreciates Mr. McGraw's efforts to find some middle ground on concerns expressed at the Public Hearing.

With respect to traffic concerns, McGraw stated they have been working with the Clinton County Road Commission regarding access points. Access onto Myers Road is not a good option. The Road Commission will actually require improvements to the intersection of S. US 27 and Solon Road which would include a turn lane. Lastly, he noted that condo type housing generates fewer vehicle trips per day (6) than a single family home (10 ½).

Amy Lusty, 14211 Myers Road, DeWitt, MI 48820, stated she appreciates Mr. McGraw reducing the number of residential units for the project. She still does not see the need for additional high density residential when there are already low income apartments (Four Seasons) in the area closer to S. US 27 and a new apartment project near Schavey Road and Clark Road (The Quarry).

Brian Harrington, 1561 Solon Road, DeWitt, MI 48820, commended Mr. McGraw and his father for being so professional and responsive to the concerns expressed by the residents. He is confident that the project will be done responsibly. His only concern is if the owner/developer of the subject site changed and the conditions no longer apply to the rezoning.

McGraw stated they are not proposing any low income or rental units. Some of the units will sell for comparable or higher prices than existing homes in the area.

Wittenberg clarified that there would be a resolution tied to any conditional rezoning of the site that would run with the property rather than with the owner of the property.

NEW BUSINESS:

I. **Comprehensive Development Plan Update – Giffels & Webster.**

Mark Lloyd, Principal Planner for Giffels & Webster, Planning Commission Members and staff reviewed the goals for the Township related to the following land uses:

1. Environmental Protection and Conservation

2. Agricultural
3. Residential
4. Commercial
5. Office
6. Industrial
7. Institutional
8. Recreation Facilities
9. Transportation Systems
10. Public Utilities and Services
11. Regional Cooperation and Coordination

In closing, Lloyd stated the next step is to incorporate the changes discussed into the Comprehensive Development Plan document.

- II. **DeWitt Charter Township 2018 Capital Improvement Plan. Receive and set for Public Hearing to be held on Tuesday, September 5, 2017.**

Musselman moved to receive the DeWitt Charter Township 2018 Capital Improvement Plan and set for a Public Hearing to be held on Tuesday, September 5, 2017. Supported.

MOTION CARRIED.

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 July 10, 2017 and July 24, 2017.

- II. Zoning Board of Appeals:

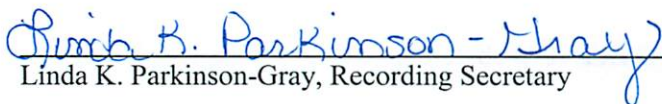
Commissioner Krol advised there was no ZBA meeting in July and there will be no meeting in August.

- III. Committees: None.

- IV. Staff: None.

DISCUSSION: None.

ADJOURNMENT: **Fair moved to adjourn the meeting at 10:00 p.m. Supported. MOTION CARRIED.**


Linda K. Parkinson-Gray, Recording Secretary


Mike Nolan, Secretary