

**Chair**  
Stephen Gobbo  
**Vice-Chair**  
Bruce Keilen  
**Secretary**  
Kimberly Smelker  
**Commissioners**  
Steve Musselman, Trustee  
Dale Dailey  
Marsha Zimmerman  
Tim Fair  
Adam Bertram  
Kristen Krol



1401 W. Herbison Road  
DeWitt, Michigan 48820  
Phone 517.669.6576  
Fax 517.669.6496  
[www.dewitttownship.org](http://www.dewitttownship.org)

**Community Development Director**  
Richard M. Trent

**Township Planner**  
Jim N. Foulds

**Recording Secretary**  
Linda K. Parkinson

**PLANNING COMMISSION MEETING MINUTES**  
**MONDAY, APRIL 4, 2011**  
**7:00 p.m.**

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

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

ROLL CALL by Secretary Smelker.

**MEMBERS PRESENT:** Steve Gobbo, Bruce Keilen, Kim Smelker, Kristen Krol, Dale Dailey, Adam Bertram, Marsha Zimmerman and Trustee Musselman.

**MEMBERS ABSENT:** Tim Fair.

**OTHERS PRESENT:** Township Planner Jim Foulds, Community Development Director Rich Trent.

**APPROVAL OF AGENDA:** **Keilen moved to approve the Agenda with the following amendment:**

**Item I. under New Business (SPR 11-150001) be relocated on the Agenda after Public Comments and before Unfinished Business.**

**Supported. MOTION CARRIED.**

**APPROVAL OF MINUTES:** **Keilen moved to approve the minutes of the March 7, 2011 Regular Meeting. Supported. MOTION CARRIED.**

**CORRESPONDENCE:** None.

**PRESENTATION:** Tri-County Regional Planning Commission - Greening Mid-Michigan

Harmony Gmazel, Land Use Planner, Tri-County Regional Planning Commission, gave a brief PowerPoint presentation on the program called "Greening Mid Michigan". She explained what Tri-County is doing regionally to promote green infrastructure planning.

Township Planner Jim Foulds commented that the Greening Mid Michigan initiative fits in with the update of the DeWitt Township Comprehensive Plan.

**PUBLIC COMMENTS:** None.

NEW BUSINESS:

**I. Site Plan Review 11-150001 (Hausman Construction Inc, on behalf of Sawyers Chevrolet) – 13200 South US 127**

**A. Administrative Comments/Applicant/Public Comments**

Foulds briefly reviewed staff's memorandum dated March 29, 2011 advising that the nature of the request is to be allowed to construct two (2) new building additions totaling 2,770 square feet to an existing structure located at 13200 S. US 27, Dewitt. The site is located in the BC (Business, Community) Zoning District. The nature of the business is a retail vehicle sales facility (Sawyer's Superstore).

Foulds indicated that the request is minor in nature in the sense that it does not require installation of new utilities, no significant number of parking spaces would be displaced, and the reviewing agencies have expressed no major concerns. However, the Clinton County Drain Commissioner has requested some additional information.

Foulds further advised that no new signage is proposed with this request. Should the applicant desire to add new signage they would have to meet the requirements of Chapter XI of Zoning Ordinance 60.

In closing, Foulds advised that the proposed new additions do not meet the threshold that would trigger the construction of new sidewalks. In addition, the proposed expansion falls below the threshold of the landscape requirements.

Chairman Gobbo invited the applicant to speak.

Dennis Burt, President, Hausman Construction Company, 5411 W. Grand River Avenue, Lansing, MI 48906, advised that they do not intend to change any of the signage on the site. He stated he would be glad to answer any questions the Commissioners may have.

Dailey expressed the importance of having a walkable community. He encouraged the applicant to install sidewalks although they are not required to do so.

Chairman Gobbo invited public comments.

Hearing no further questions or comments, the Commission considered possible action and discussion.

**B. Discussion and possible action by Planning Commission.**

**Keilen moved that the Planning Commission approve Site Plan Review 11-150001 from Hausman Construction Company to construct and operate two structural additions which total 2,770 square feet subject to the following conditions:**

- 1. The applicant shall comply with the requirements of all reviewing agencies having jurisdiction over the project.**
- 2. The applicant shall comply with the final review requirements of the Clinton County Drain Commissioner.**

**3. That the applicant submit a proposed sign package to DeWitt Charter Township for review.**

**Supported.**

**ROLL CALL vote on motion:**

**AYES: 8      NAYS: 0      ABSEBT: 1 (Fair)**

**MOTION CARRIED.**

**UNFINISHED BUSINESS:**

**I. Proposed Ordinance Amendment 60.77 to amend the DeWitt Charter Township Zoning Ordinance to amend Section 5.4.4 entitled “Uses Permitted by Special Use Permit” (A Agricultural District).**

**A. Open Public Hearing. Musselman moved to open the Public Hearing at 7:35 p.m. Supported. MOTION CARRIED.**

**B. Administrative Comments/Applicant/Public Comments**

Foulds explained the proposed Ordinance Amendment 60.77 would amend Zoning Ordinance 60 to amend Section 5.4.4 entitled “Uses permitted by Special Use Permit” in the A (Agricultural) Zoning District.

Township staff has recently encountered two situations where it is virtually impossible for buildings which have lost their functional use (public buildings, quasi-public and religious structures for human care, institutional residential uses, offices and their accessory uses) to be adaptively reused for another use as proposed. Staff feels other similar sites exist within the Township. In order to accommodate structures and parcels such as this, the Township needs a tool within the Zoning Ordinance that would allow the applicant to propose a use and recommend a design that is within reasonable parameters, compatible with the surrounding neighborhood and allows surrounding residents to have public input.

Foulds briefly reviewed the seven conditions listed in Proposed Ordinance Amendment 60.77 and invited any questions the Commissioners may have.

Dailey questioned why the proposed amendment does not include zoning districts other than A (Agricultural).

Foulds advised that after much discussion and research it was decided that there were not very many religious institutions, etc. that were located in residential areas. The ordinance could certainly be revised should the issue arise.

Hearing no further Commissioner questions, Chairman Gobbo called for public comments.

**C. Close Public Hearing. Hearing no public comment, Musselman moved to close the Public Hearing at 7:45 p.m. Supported. MOTION CARRIED.**

**D. Discussion and possible action by Planning Commission.**

**Keilen moved to recommend to the Board of Trustees approval of Proposed Ordinance Amendment 60.77 to amend Section 5.4.4, “Uses permitted by Special Use Permit” in the Agricultural District, to add a subsection 26, “Adaptive Reuse of Functionally Obsolescent Public, Quasi-Public and Religious Structures for Human Care, Institutional Residential Uses, Offices and Their Accessory Uses”.**

**Supported.**

**ROLL CALL on motion:**

**AYES: 8      NAYS: 0      ABSENT: 1 (Fair)**

**MOTION CARRIED.**

## **II. Comprehensive Plan Update – Discussion**

Foulds briefly reviewed staff's memorandum dated March 30, 2011 noting the proposed amendments to the Comprehensive Plan. The proposed amendments have been broken down into six (6) categories as follows: Commercial, Transportation, Residential, Environmental Protection and Conservation, Institutional and Future Land Use Map amendments. Staff would like the Planning Commission to rank the items listed under each category in terms of importance and forward a tentative list to the Board of Trustees for their consideration.

The Commission went on to rank the proposed amendments in each category. After tallying the Commissioner's rankings, the most important to least important were listed as follows:

1. Traffic Access Management
2. US 127 Overlay Zone Planning Area
3. Mixed Land Use Regulations
4. Non Motorized Transportation Planning
5. Senior Housing and Continuum Care Services
6. DeWitt Road/US 127 Gateway Corridor Improvements
7. Low Impact Development
8. State Road Corridor Sub Area Plan
9. Wind Energy Conversion

Rationale for ranking Traffic Access Management first – With new development in the last 5 years it should be a priority and the fact that MDOT is providing free services to help develop the plan.

Rationale for ranking US 127 Overlay and Mixed Land Use Regulations as 2 and 3 – It would promote future development. There was discussion that the Overlay District would be costly.

Brief discussion followed regarding the importance of Non Motorized Transportation Planning and the fact that a committee is already in place.

Further discussion followed regarding how the state of the economy affects each of these proposed categories.

Dailey expressed the importance of building an environmentally conscious community and inter-governmental cooperation.

Lengthy discussion followed regarding the importance of inter-governmental cooperation.

**EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS:**      None.

### **REPORTS:**

#### **I. Trustee:**

Trustee Musselman gave a brief report on business conducted and action taken by the Board of Trustees over the past previous meetings during his absence.

**II.** Zoning Board of Appeals:

Gobbo reported that there was no ZBA meeting in the month of March.

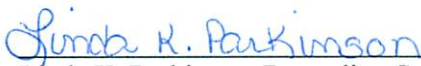
**III.** Committees: None.

**IV.** Staff:

Trent advised that the Community Development Department Activity report will be sent via e-mail within the next few days. If there are any questions, please do not hesitate to contact the office.

DISCUSSION           None.

ADJOURNMENT:       **Musselman moved to adjourn the meeting at 8:39 p.m. Supported. MOTION CARRIED.**



Linda K. Parkinson, Recording Secretary



Kim Smelker, Secretary