

**DEWITT CHARTER TOWNSHIP  
1401 W. HERBISON ROAD, DeWITT, MI  
PLANNING COMMISSION  
MONDAY, FEBRUARY 5, 2007**

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, Mike Nolen, Terrie Shively, Jason Flower, and Trustee Ross.

MEMBERS ABSENT: Greg White.

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

APPROVAL OF MINUTES: **Keilen moved to approve the minutes of the December 4, 2006 Regular Meeting as printed. Supported. MOTION CARRIED.**

CORRESPONDENCE: None.

PUBLIC COMMENTS: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

- I. Request for Site Plan Review 07-150001 from T & L Partnership**, to be allowed to construct a 5,000 sq. ft. addition to the southeast corner of the existing shopping center on an approximately 8.5 acre parcel located at 13161 Schavey Road (DeWitt Shopping Center), Lot 84 of Country Meadows Estates, in the NE ¼ of Section 18 of DeWitt Charter Township.

Planning Director Jeff Gray briefly reviewed staff's report dated February 1, 2007 pointing out the location of the site. The subject parcel is currently zoned BSC (Business, Shopping Center) and is planned for neighborhood commercial use on the Future Land Use Map. Approval of the request would allow the construction of a 5,000 square foot addition to an existing building located at the southeast corner of the DeWitt Shopping Center. The expansion is proposed to be used as additional space for a potential fitness center.

The surrounding zoning consists of M3 (Multiple Residential) to the north, east and south, and R5 (Residential Single and Two Family) to the west. The surrounding Future Land Use designations consist of MFR (Multiple Family Residential) to the north, east and south, and SF-H (High Density Single Family Residential) to the west.

Gray went on to state that the proposed addition complies with the lot area, width, building height, and setback standards listed in the Schedule of Regulations, Section 5.18 of the Zoning Ordinance. Adequate parking exists on site to meet Ordinance standards for shopping centers. New landscaping and sidewalks are only required where additions exceed 20 percent of the existing buildings. The proposed addition is well below that threshold.

Gray advised that an outdoor play area presently exists where the addition is being proposed. That play area is required by both Township Ordinance and State statute to be provided for the existing child care centers in the development. The applicant intends to provide a temporary alternative outdoor play area in the green area near Schavey Road. Construction is expected to last 120 days. Once the construction is completed the play area will be reconstructed to the south of the proposed new addition.

With respect to public services and facilities, Gray advised the following: no changes to the existing water, sanitary sewer system or drainage system are proposed; no concerns have been expressed by the reviewing agencies, aside from the Township Fire Department requirement for a Knox Box key box to be installed at the main entrance of the building prior to occupancy of the suite.

In closing, Gray advised staff's recommendation is for approval of the request, subject to two recommended conditions.

Nolen questioned if a tenant has been determined for the site.

Gray advised that the YMCA intends to occupy the proposed site.

The applicant was not present for comments or questions.

Chairman Gobbo called for public comment.

There was no public comment.

**Ross moved that the Planning Commission approve Site Plan Review 07-150001 from T & L Partnership (DeWitt Shopping Center) for the construction of an addition consisting of a total of 5,000 square feet to the southeast corner of the existing DeWitt Shopping Center in accordance with the site plan dated January 5, 2007, subject to the following conditions:**

- 1. That the site plan shall comply with the requirements of all other applicable reviewing agencies.**
- 2. That a revised site plan be submitted showing a required 2,250 square foot fenced outdoor play area to be located within the open space area at the western edge of the shopping center, and that the play area be in place at the site prior to the issuance of a building permit.**

**Supported.**

**ROLL CALL vote on motion:**

**AYES: 7    NAYS: 0    ABSENT: 1 (White)    VACANT: 1**

**MOTION CARRIED.**

- II. Request for Special Use Permit 07-990001 from The McKnight Group**, to be allowed to construct a 29,618 sq. ft. religious institution on a 37.52 vacant parcel located on State Road, northeast of the intersection of Coolidge Road, in the SE ¼ of Section 26 of DeWitt Charter Township.

**Keilen moved to receive and set for a Public Hearing Request for Special Use Permit 07-990001 from The McKnight Group to be held on Monday, March 5, 2007. Supported. MOTION CARRIED.**

- III. Request for Special Use Permit 07-990002 from NW Lower Michigan Synod**, to be allowed to construct a 10,652 sq. ft. addition to an existing religious institution located on a 3.54 parcel at 1000 W. Webb Road, northwest corner of BR-27 and Webb Road, in the SE ¼ of Section 9 of DeWitt Charter Township.

**Flower moved to receive and set for a Public Hearing Request for Special Use Permit 07-990002 from NW Lower Michigan Synod to be held on Monday, March 5, 2007. Supported. MOTION CARRIED.**

- IV. Ordinance Amendment 60.70** to amend the amount and form of financial guarantee for the excavation of soil and minerals.

**Ross moved to receive and set for a Public Hearing Ordinance Amendment 60.70 to be held on Monday, March 5, 2007. Supported. MOTION CARRIED.**

- V. Election of Officers for 2007:**

Chairman Gobbo opened the floor for nominations for the office of Chairperson.

**Keilen nominated Steve Gobbo for the office of Chairman.**

There were no further nominations.

**Hearing no further nominations, Keilen moved to close the nominations for Chairperson and cast a unanimous ballot for Steve Gobbo for the office of Chairman. Supported.**

**ROLL CALL vote on motion:**

**AYES: 7    NAYS: 0    ABSENT: 1 (White)    VACANT: 1**

**MOTION CARRIED.**

Chairman Gobbo opened the floor for nominations for the office of Vice Chairperson.

**Gobbo nominated Greg White for the office of Vice Chairperson.**

There were no further nominations for the office of Vice Chairperson.

**Hearing no further nominations, Gobbo moved to close the nominations for Vice Chairperson and cast a unanimous ballot for Greg White for the office of Vice Chairman. Supported.**

**ROLL CALL vote on motion:**

**AYES: 7    NAYS: 0    ABSENT: 1 (White)    VACANT: 1**

**MOTION CARRIED.**

Chairman Gobbo opened the floor for nominations for the office of Secretary.

**Keilen nominated Kim Smelker for the office of Secretary.**

There were no further nominations for the office of Secretary.

**Hearing no further nominations, Keilen moved to close the nominations for Secretary and cast a unanimous ballot for Kim Smelker for the office of Secretary. Supported.**

**ROLL CALL vote on motion:**

**AYES: 7    NAYS: 0    ABSENT: 1 (White)    VACANT: 1**

**MOTION CARRIED.**

EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS: None.

REPORTS:

I. Trustee:

Trustee Ross gave a brief report on business conducted and action taken at the January 8, 2007 and January 22, 2007 regularly scheduled Board of Trustees meetings.

II. Zoning Board of Appeals:

Chairman Gobbo gave a brief report on business conducted and action taken at the January 17, 2007 regularly scheduled meeting of the Zoning Board of Appeals.

III. Committees: None.

IV. Staff:

Jeff Gray advised that staff has met with representatives of Auto Owners Insurance Company and the Michigan Economic Development Corporation to explore the possibility of State grants that might be available to assist in construction of infrastructure associated with the Auto Owner's project.

DISCUSSION:

Chairman Gobbo urged the Planning Commission and public to listen to Governor Granholm's State of the State address scheduled for the evening of February 6<sup>th</sup>.

ADJOURNMENT: **Nolen moved to adjourn the meeting at 7:26 p.m. Supported. MOTION CARRIED.**

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Linda K. Parkinson, Recording Secretary

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Kim Smelker, Secretary