

**SHIAWASSEE COUNTY PLANNING COMMISSION
PUBLIC HEARING/BOARD MINUTES
FEBRUARY 25, 2015**

Call to Order: Vice Chairman William Thelen called the regularly scheduled monthly public hearing of the Shiawassee County Planning Commission to order at 7:00 P.M. The hearing was held within the County Board of Commissioners' meeting room located on the first floor of the Surbeck Building, 201 N. Shiawassee Street, in Coruna, MI.

Roll Call: Present: Robert Ebmeyer, Bonnie Ott, William Thelen, Bonnie Reno, Walt Saxton.
Absent: Steve Andrews.

Also present: Peter Preston, Community Development Director and Matthew Lafferty, Community Development Department.

Excused Absences: **Motion:** Ott moved to excuse Steve Andrews. **Support:** Ebmeyer. Motion carried: 5 ayes, 0 nays.

Pledge of Allegiance: Vice Chair Thelen led the Pledge of Allegiance to the Flag.

Election of Officers: **Motion:** Ott moved to nominate Thelen as Chairman. **Support:** Reno. Motion carried: 5 ayes, 0 nays.

Motion: Thelen moved to nominate Ott as Vice Chairman. **Support:** Ebmeyer. Motion carried: 5 ayes, 0 nays.

Proof of Publication: The board was informed that a legal notice of the scheduled hearing was placed within the Shiawassee County Independent on February 11, 2015. Chair Thelen declared the hearing as legally noticed.

Approval of the Agenda: **Motion:** Ott moved to approve the agenda as printed. **Support:** Ebmeyer. Motion carried: 5 ayes, 0 nays.

Approval of Board Minutes: **Motion:** Ebmeyer moved to approve the December 10, 2014 board minutes as printed. **Support:** Ott. Motion carried: 5 ayes, 0 nays.

Board of Commissioner Comments: None.

Call to the Public on Non-Agenda Items: None.

Old Business: None.

New Business:

Application Request #PSUP14-05

Applicant – Graham Community Church, 8920 W. Britton Rd. Laingsburg, MI

Property Owner – Perry Public Schools, 2665 W. Britton Rd. Perry, MI

Site Location – 7320 Beard Rd., Perry, MI 48872 (Formerly Shaftsbury Elementary School)
Tax Id.# 78-013-23-400-005, 78-013-23-400-006, 78-013-58-038-000; Section 23,
Woodhull Township.

Request – Special Land Use & Site Plan approval to establish a Religious Institution.

Ordinance Reference – Section 4.3.60 (Religious Institutions)

Lafferty provided the staff report. The properties subject to special land use permit request are located in Section 23 of Woodhull Township on the north side of Beard Rd. approximately 1,200' west of the intersection of Beard Rd. and Shaftsbury Rd. The properties have approximately 625' of combined road frontage on Beard Rd. and are approximately 30.63-acres in size. The northern property (parcel Id. #078-013-23-400-005) is approximately 24.73-acres in size and the eastern property (parcel Id. #078-013-58-038-000) is approximately 1.90-acres in size. The southern property (parcel Id. #078-013-23-400-006) that contains most of the previously used school building and parking lot is approximately 4-acres in size.

The applicant is proposing to use the existing Shaftsbury Elementary School on the described properties for Graham Community Church. The proposed Church is considered to be a "Religious Institution" under the Ordinance. Pursuant to Section 2.26.4, Table 2-2, Religious Institutions are permitted by special use permit in the A-2 and R-1B Districts.

The applicant explained that their church wishes to expand in size and that the school is much larger and would meet their needs. Their group is community oriented and community friendly.

Chair Thelen called for supporting comments.

Gordon Van Wiern, the attorney for Perry Public Schools spoke. He says that a church is a good use for the property and that the Board of Education supports this use for the area.

Michael Stephens, a church member spoke. He says that they need more space and this is a great opportunity to use a vacant building with classrooms for Sunday school and the gym for recreational purposes.

Fred Junger, a neighbor spoke. Asked if all of the setbacks were being met.

Theresa Junger, a neighbor spoke. Asked if it was the intent to keep the area behind the school as a nature center. The applicant replied that it was.

Mary Schmidt, a neighbor spoke. Thinks the church would be great but is concerned with splitting off parcels and selling them to developers. Applicant states that is not the intention.

Chair Thelen called for opposing comments. None heard.

Chair Thelen called for Township comments. None heard.

Chair Thelen closed the public hearing.

Preston presented the General Standards.

Pertaining to section 6.5 of general standards, Thelen stated that there was a note from the Health Dept. that they would have to look into the secondary septic field.

Thelen concluded the general standards.

Motion: Saxton moved to postpone application request PSUP14-05, GRAHAM COMMUNITY CHURCH, Special Land Use Permit/Final Site Plan request for a Religious Institution to be located in Section 23 of Woodhull Township (Parcel Id. #078-013-23-400-006, Parcel Id. #078-013-23-400-005 and Parcel Id. #078-013-58-038-000) based on the following reasoning:

1. Additional clarification and information is necessary to ascertain if the proposed development meets the provisions of the Zoning Ordinance, including those provisions set forth in Article 12, Article 14 and Section 4.3.60.

Support: Ott.

Motion carried: 5 ayes, 0 nays.

Application Request #PSUP14-06

Applicant – New Par/Verizon Wireless, 24242 Northwestern Hwy., Southfield, MI.

Representative: Robert Przbylo, RJP Consulting, Birmingham, MI.

Property Owner – Scott & Ranette Dieck, 2166 S. Byron Rd., Lennon, MI

Site Location – 2166 S. Byron Rd., Lennon, MI 48449 **Tax Id.#** 78-008-35-200-003; Section 35, Venice Township.

Request – Special Land Use & Site Plan approval for a 190' Monopole Communication Tower within a 10,000-sf site compound.

Ordinance Reference – Section 4.3.16 (Communication Towers)

Preston provided the staff report. The subject property is located at the northwest corner of the intersection of Byron Rd. and Brooks Rd., immediately north of the I-69 Corridor. The parent property is approximately 92.4-acres in size and is irregular in shape. The property contains a single-family residential structure and one associated accessory structure located along the west side of Byron Rd. The majority of the property is actively cultivated farmland.

The applicant is proposing to construct a 190' monopole wireless communication tower, equipment shelter, back-up power generator and a propane tank within a 10,000-sf site compound.

Preston stated that Venice Township had requested more time to review the application.

Robert LaBelle, a representative of the applicant spoke. After hearing concerns with the site plan he stated that the tower is 200-ft from the parcel boundary line and will include an inset showing that upon request. In the lease they have a right to maintain the site and the landscaping with it. The issue with the tower between the house and the road happens since the property is so large and that this is not the intended interpretation of the Ordinance.

Thelen asked if they could have a turnaround spot outside of the enclosed area. The applicant does not object to including that.

Chair Thelen asked for supporting comments. None heard.

Chair Thelen asked for opposing comments. None heard.

Chair Thelen asked for Township comments. None heard.

Chair Thelen closed the public hearing.

Motion: Ott moved to postpone application request PSUP14-06, New Par/Verizon Wireless, request for a 190' tower, equipment shelter, back-up power generator and a propane tank within a 10,000-sf site compound, as submitted by RJP Consulting (on behalf of New Par/Verizon Wireless) to be located on the west side of S. Byron Rd., and as legally described in Section 35 of Venice Township (Parent Tax I.D. 78-008-35-200-003) based on the following reasoning:

1. Additional clarification and information is necessary to ascertain if the proposed development meets the provisions of the Zoning Ordinance.

Support: Reno.

Motion carried: 5 ayes, 0 nays

Review proposed amendments to the Caledonia Charter Township Ordinance.

TA 14-3: Amendment to Section 16.6.3 (Prohibited Materials).

TA 14-4: Amendment to Section 10.4.2 (Minimum Parking Space Size), and Section 10.4.4 (Parking Ingress and Egress).

RZ 14-1: Memorial Development Corporation to modify the approved concept plan for the 34-acre PUD approved in 2012 north and west of the Caledonia Township Hall and to add an additional 75-acres adjacent to the north edge of that site with a proposed concept plan.

RZ 15-1: Kirk & Coleen Stowell to rezone the property at 205 N. Hintz Rd. from R-1B (One family residential) to an O-1 (Office) district. The Caledonia Planning Commission voted 6-0 to recommend approval of the rezoning.

Committee Reports:

It was agreed that Ebmeyer, Andrews and Ott are on the Rewrite Committee. Reno is on the Parks & Recreation Committee. Saxton and Ebmeyer are on the Future Land Use Committee. Thelen and Ott are on the Gravel Committee.

Ordinance Revision: Thelen stated that what goes to the ZBA most often is lot size for 2.5-acre maximum lot size or more than 20-acres. Says there are many lots that are in between these. Mentioned that PA 116's allow up to 5-acre splits. Thinks that a change in lot size is worth looking into.

Pete stated that pole barn size requirements and an accelerated process to get applications through is being proposed. We are going to let the Planning Commission review the suggested language.

Future Planning: Ebmeyer stated he had been looking at wind farms in the future land use plan.

Parks and Recreation: None at this time.

Gravel Committee: Thelen replied that the committee is waiting for appointments at this time.

Communications Received: None.

Directors Comments: Preston said that there was a training workshop that could be funded and Thelen volunteered to attend.

Public Comments: None.

Adjournment: Motion: Reno moved to adjourn. **Support:** Ebmeyer. **Motion carried:** 5 ayes, 0 nays. The public hearing adjourned at approximately 9:00 P.M.

Recording Secretary – Matthew Lafferty

Chairman,
Shiawassee County Planning Commission

Approval Date