

NEW BUSINESS:

SEU 20-12-11 Parcel ID 08-16-125-005-00: A request by Garry VanHouten for a SEU to construct an accessory building on a vacant lot adjacent to 1859 & 1867 Heritage Bay Dr. - Zoned RSF.

Garry VanHouten presented his request. *Sketch (dated 12/17/2020) was displayed on the share screen of Zoom Virtual meeting.*

R. Harvey, Professional Planner explained her review and commented that she was seeing the sketch for the first time, as E. Thompson explained that G. VanHouten had re-oriented the building on the site this afternoon. R. Harvey confirmed items on the new sketch and went on with her review of the previously shown sketch (*prior to this evening*).

Planning Commission members asked questions of the applicant.

Public Comment opened at 7:18 p.m. by Shana Bush, Acting Chair.

M. Cunningham, of Heritage Bay Dr., commented that he was in support of the building project. Cunningham noted that two of his properties adjoin where G. VanHouten will be building. Cunningham also noted that there are five other similar garages that can be seen near the proposed building site. The building will fit within the character of the neighborhood according to Cunningham.

Jane Jackson commented that Maple and West Avenue were not developed roads to her knowledge. She wondered how the property owner planned to create egress across the platted road.

G. VanHouten commented that West Avenue runs up to his property and currently past the 10' alley, and he would clear a few trees from West Ave. which is 30' wide that is directly in front of- and to the west of- Lots 83 and 84. "And that would give me access to that building almost with a driveway down the middle of the line between Lots 83 & 84," added G. VanHouten. G. VanHouten noted it (West Ave.) was not paved and it is gravel.

Jane Jackson commented Lots 77 and 78 about a platted undeveloped road know as Maple Avenue. "That's not shown on the drawing," added Jackson.

G. VanHouten noted access to building would be off West Avenue.

J. Jackson commented that she was just calling it out that there were issues with previous requests that there was no knowledge of platted roads that were not developed. "So generally speaking, I'm opposed to any development of West Avenue without the benefit of a stake survey. The plat shows that West Avenue is 33' wide. So I know that the west line was surveyed by us prior to recent sale, but the east line has not been surveyed. I'm also opposed to any development of the lots without a stake survey showing the setback from West Avenue, from Maple Avenue and from the 10' alley. Referring to a previous comment of M. Cunningham, J. Jackson added, "There's too many accessory buildings already standing in the lots down here."

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NEW BUSINESS

Parcel ID 08-16-125-005-00: A request by Garry VanHouten for a SEU to construct an accessory building

Public Comment Opened

Close of Public Hearing at 7:24 p.m. by Acting Chair, Shana Bush.

Motion by Fiala to grant approval was made. However, discussion began immediately before a support was given. (Motion Failed).

Applicant G. VanHouten answered questions posed by PC members regarding utilities, property lines, stakes, etc.

J. Jackson- asked, "Is there any public rebuttal allowed?" With permission of the Acting Chair, Jackson continued, "Given the history, given the history of property line issues that have existed down here, a lot of them started from somebody measuring from somebody else's house or from somebody else's survey stake. It has been nothing but compound property line issues in this plat. There must be a new stake survey of these lots and of the drive."

R. Harvey commented that G. VanHouten was proposing improvement to property (road) he (G. VanHouten) doesn't own.

Lengthy discussion took place.

Mike Cunningham commented regarding J. Jackson, that he objected to only one from the public (Jackson) being able to comment.

Recent Private Road Standard was discussed.

After further discussion, regarding extension of West Ave., **G. VanHouten withdrew request to extend to West Ave., beyond where it is today, noting he will follow along his lot lines of Lots 83 and 84 to access the front of his building.* E. Thompson commented that G. VanHouten would then use the southwest corner of G. VanHouten's property (following lot line of 83 and 84 to access the building. G. VanHouten confirmed this.

Motion by Fiala with support from Beukema to grant approval of request by G. VanHouten for a Special Use Permit and site plan review for the proposed outbuilding with the amended driveway arrangement that does not include the improvement of West Ave., as amended by the applicant; based on finding of compliance with outbuilding standards and special land use criteria. ROLL CALL VOTE: Kennedy: Yes, Beukema: Yes, Frigmanski: No, Bush: Yes, Fiala: Yes, L. Knowles: Absent. Yes: 4, No: 1, Absent: 1. MOTION CARRIED.

ZOC 20-12-12 Parcel ID 08-16-018-011-30

A request by Gary Godley to rezone pursuant to Sect 19. Currently zoned C3 to RSF. Located at Corner of Loew Dr. and Cobb Lake Rd.

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CLOSE of PUBLIC HEARING

Parcel ID 08-16-125-005-00: A request by Garry VanHouten for a SEU to construct an accessory building
continued

MOTION to APPROVE

Parcel ID 08-16-018-011-30
A request by Gary Godley to rezone pursuant to Sect. 19. Currently zoned C3 to RSF. Located at Corner of Loew Dr. and Cobb Lake Rd.

G. Godley presented his request, as he would now like to build his own residential home on this property and would like it re-zoned to RSF.

Discussion took place. Re-notice and rezone to RR is the new plan recommended.

Motion by Fiala with support by S. Bush to re-notice for next meeting to address request to rezone Parcel #16-018-011-30 to RR (Rural Residential) to be consistent with Master Plan and other zoning designations in the area. Roll Call Vote: Kennedy: Yes, Bush: Yes, Beukema: Yes, Frigmanski: Yes, Fiala: Yes, L. Knowles: Absent. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.

SEU 20-12-13 Parcel ID 08-16-170-014-00: A request by Barry Paxton for a SEU to build an accessory building on a back lot separated from the principle dwelling by a platted alley. Located at 10929 Gun Lake Road.

Barry Paxton present his request.

R. Harvey presented a brief review of her report regarding this request.

B. Paxton answered inquiries from PC members.

Open to Public Hearing by Acting Chair, Shana Bush at 8:32 p.m.

Jim Deters commented that he would just like clarification on questions this evening, he is not at this meeting to oppose the project. Deters commented that B. Paxton is the only close neighbor that rents out his property. Deters voiced concern regarding lodging in the new building. Deters mentioned the hitting of sprinkler heads.

B. Paxton commented that they can access the property off Gun Lake Road. There is no intention of an apartment. Parking space would increase. Paxton commented that the building was for storage, not lodging.

Bobby Thomas, Project Builder, commented that he would replace sprinkler heads.

Diane Gaertner commented that her concerns were similar to J. Deters, but wanted to make sure that there would not be a restroom.

B. Paxton commented they do not plan for a restroom right now, maybe in the future they will seek to get approval for one.

Close of Public Hearing at 8:40 p.m. by S. Bush.

Jim Deters commented since there won't be sewer or lodging, he is fully in support of the project.

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MOTION to Re-notice for next meeting.

Parcel ID 08-16-170-014-00: A request by Barry Paxton for a SEU to build an accessory building at 10929 Gun Lake Road.

Motion by Fiala with support from Beukema to approve the request of B. Paxton (Parcel ID 16-170-014-00) based on the applicant's representation of the proposed use and design of building and finding that the outbuilding complies with the outbuilding standards and special use criteria with the understanding the building will not be used as a guest quarters and for services to include water and electric - in compliance with Sections 12.7 and 12.1. ROLL CALL VOTE: Beukema: Yes, Kennedy: Yes, Bush: Yes, Frigmanski: Yes, Fiala: Yes, L. Knowles: Absent. YES: 5, NO: 0, Absent: 1. MOTION CARRIED.

OLD BUSINESS:

- **Joint Workshop-** Wednesday, January 27th, was discussed. To be held at 6 p.m.

MOTION by Fiala with support from S. Bush to recommend Joint Meeting (PC, ZBA and BOT) be held Wednesday, Jan, 27th at 6 p.m. ROLL CALL VOTE: Beukema: Yes, Bush: Yes, Kennedy: Yes, Frigmanski: Yes, Fiala: Yes, L. Knowles: Absent. YES: 5, NO: 0, Absent: 1. MOTION CARRIED.

***Due to the time, (8:45 p.m.), Shana Bush requested to table discussion of Gravel Mining and Solar Energy to the next meeting.

Discussion continued regarding:

- **Proposed 2021 Schedule of PC Meetings.** Starting at 7 p.m. for Regular PC Meetings (the 3rd THURSDAY of month). Also: The 3rd Tuesday of the month would be for Workshops (up to 6 workshops- maximum) starting at 7 p.m. also.

Motion by Fiala with support from Bush to designate the 3rd Tuesday (correction made at Approval of Minutes 1/21/21) of the month for Workshops (not regular PC meetings) not to exceed six (6) workshops in the calendar year. ROLL CALL VOTE: Bush: Yes, Frigmanski: Yes, Kennedy: Yes, Beukema: Yes, Fiala: Yes, L. Knowles: Absent. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.

- Discussion of Annual PC Report occurred. Finalization of the report could occur just before the Joint Meeting.
- Election of Officers will take place at the January PC meeting.

Motion by Fiala with support from Bush to nominate J. Frigmanski as PC Representative to the ZBA. ROLL CALL VOTE: Kennedy: Yes, Beukema: Yes, Bush: Yes, Frigmanski: Yes, Fiala: Yes, L. Knowles: Absent. Yes: 5, No:0, Absent: 1. MOTION CARRIED.

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MOTION to APPROVE Request of B. Paxton at 10929 Gun Lake Rd. for outbuilding.

OLD BUSINESS

MOTION regarding Joint Meeting.

MOTION regarding PC Workshop Sessions

MOTION to Nominate PC Rep to ZBA

PUBLIC COMMENT:

Dave VanHouten inquired regarding the PC making a recommendation to the BOT (Board of Trustees) and the Board has to review it and accept or deny it. R. Harvey confirmed that this was correct, noting legislative actions can only be done by the elected body. They must start at the Planning Commission. The PC holds the Public Hearing, and then the Township Board (Board of Trustees) reacts to that recommendation. D. VanHouten commented that if the PC makes the recommendation in January, this could delay Mr. Godley’s project. D. VanHouten noted that it may be February before Mr. Godley’s request is heard. E. Thompson commented that he has advised Mr. Godley regarding this.

ADJOURNMENT:

Motion by Bush with support from Kennedy to adjourn at 9:07 p.m. Roll Call Vote: Kennedy: Yes, Beukema: Yes, Bush: Yes, Fiala: Yes, Frigmanski: Yes, L. Knowles: Absent. Yes: 5, No: 0, Absent: 1. MOTION CARRIED.

Approved by: Frank Fiala 1/25/21
Frank Fiala, Planning Commission Secretary Date

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ADJOURNMENT

Deb Mousseau

Recording Secretary

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