

Charter Township of Gun Plain
Planning and Zoning Commission
Minutes of May 19, 2010

7:00 pm

Members present; Warnement, VanDenBerg, Simons, Morehouse, Webber
Absent; Kellogg, Vogeler

Motion by VanDenBerg 2nd Morehouse to approve the minutes of April 21, 2010
All Approve

Motion by Simons 2nd VanDenBerg to approve the Agenda All Approve

Public Comment-None

New Business

Motion by VanDenBerg 2nd Warnement to close Regular meeting and open
Public Meeting All Approve

Public Hearing

Richard & Cynthia Sincler- 1100 Miller Road, Parcel # 03-08-019-003-10,
Rezoning of property from R-4 to R-2.

This property was lumped together with the property behind it and zoned R-4
many years ago and should not have been part of that rezone. The Board
waived the fee because this was done in error.

There was no Public comment

Motion by VanDenBerg 2nd Warnement to close the Public meeting and open
the Regular meeting All Approve

The Board reviewed the Zoning Map Criteria which is attached.

Motion by VanDenBerg 2nd Warnement to recommend that the Gun Plain
Township Board approve the Rezone of Parcel # 03-08-019-003-10 from R-4 to
R-2 for Richard and Cynthia Sincler 1100 Miller Road. All Approve

P&Z 5/19/2010

Alamo Township Land Use Plan-The Board is in agreement with the plan.

Old Business

Outdoor Furnace-We will have a Public Hearing at the June meeting.

Medical Marihuana-Mike will ask the Township Board for a 6 month moratorium

Communications-none

Other Business-none

Public Comment-none

Board Comment

Bobbie Deblecourt spoke to Mike about the possibility of rezoning LR property to Ag, this property is on M-89 in front of the Lake Doster Development, for an organic/hobby farm. We felt that there was plenty of Ag available in the Township already.

Packerland/JBS we will discuss at the June meeting

Motion by VanDenBerg 2nd Warnement to adjourn the meeting All Approve

Typed and Submitted by
D. Webber

- e. Signature(s) of petitioner(s) and owner(s), certifying the accuracy of the information.
 - f. Identification of the Zoning District requested and the existing zoning classification of the property.
 - g. A vicinity map showing the location of the property, north arrow, and adjacent land uses and zoning classifications.
 - h. Any additional information deemed appropriate by the Planning Commission.
2. If a petition involves a change in the text of the Zoning Ordinance, the petitioner shall submit the following information:
- a. A detailed statement of the petition, clearly and completely setting forth all proposed provisions and regulations, including all changes in the Zoning Ordinance necessary to accommodate the proposed amendment.
 - b. Name and address of the petitioner. #03-08-019-003-10
 - c. Reasons for the proposed amendment.

C. Zoning Map Amendment Criteria

Richard ~~Sinder~~ ^{Sincler} 1100 Miller Rd

In considering any petition for an amendment to the Zoning Map, the Planning Commission and Township Board shall consider the following criteria in making its findings, recommendations and decision:

- OK 1. Consistency with the goals, policies and future land use map of the Gun Plain Charter Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.
- OK 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted under the current zoning.
- OK 3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.
- OK 4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

- OK 5. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.
 - OK 6. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
 - OK 7. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the Township currently zoned and available to accommodate the demand.
 - OK 8. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.
 - OK 9. If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.
 - N/A 10. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?
 - OK 11. The requested rezoning will not create an isolated and unplanned spot zone.
 - ND 12. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.
 - N/A 13. Other factors deemed appropriate by the Planning Commission and Township Board.
- making a non-confirming use conforming*
- D. Zoning Ordinance Text Amendment Criteria

The Planning Commission and Township Board shall consider the following criteria for initiating amendments to the zoning ordinance text or responding to a petitioner's request to amend the ordinance text.

- 1. The proposed amendment would correct an error in the Ordinance.
- 2. The proposed amendment would clarify the intent of the Ordinance.
- 3. Documentation has been provided from Township staff or the Zoning Board of Appeals indicating problems or conflicts in implementation or interpretation of specific sections of the Ordinance.
- 4. The proposed amendment would address changes to state legislation.