

Charter Township of Gun Plain
Planning and Zoning Commission
Minutes of July 15, 2015

Members present; Vogeler, Vance, Kellogg, Simons, Webber
Absent; Morehouse, Curry

Motion by Simons 2nd Vogeler to approve the minutes of June 17, 2015
Approved

Motion by Vance 2nd Vogeler to approve the Agenda as amended to include
voting a new Chair and Vice Chair Approved

Motion by Simons 2nd Vogeler to appoint Kellogg as Chairperson Approved

Motion by Vance 2nd Vogeler to appoint Curry as Vice Chairperson Approved
Public Comment-None

New Business

Public Hearing-Bolf Conditional Rezoning Request

Motion by Vogeler 2nd Vance to close the regular meeting and open the public
meeting Approved

Motion by Vogeler 2nd Vance to open the public meeting Approved

Rachel Foster Attorney representing Mr. Bolf-A total of 67 acres was to be split
equally between Mike and Tom Bolf according to their mothers will. A split of 15
acres (10 acre and 5 acre parcels) was made for Mike and they are looking to
combine a 12.86 acre parcel behind the 15 acre parcel to equal 27.86 acres In
order to achieve this the property would need to be rezoned R-1. They are
asking for a Conditional Rezone.

Rick Knowlton-609 Marsh Rd-In favor of the request.

William Geresy 543 6th St.-In favor of the request.

Scott and Anne McKinney-621 106th Ave-Attached letter

Motion by Vance 2nd Vogeler to close the public hearing Approved

Motion by Vance 2nd Vogeler to open the regular meeting Approved

The board went through the Zoning Map Amendment Criteria(attached).

They have offered the following conditions, 1. Parcel A would have no more than
one house, Parcel B and the remaining land would be combined and have no
more than one house, 2. There would be no further division or splits on Parcels
A,B-which would be used for farming, or the remaining parcel. 3. There would
be no Roadside stands for the sale of produce grown on the property by the
resident owners. 4. No Adult foster care family homes of six or fewer persons.
This subsection shall not apply to adult foster care facilities licensed by a state
agency, for the care and treatment of persons released for or assigned to adult
correctional institutions.

Continued
P&Z 7-15-2015

Motion by Simons 2nd Vance that we recommend the Gun Plain Township Board of Trustees approve the request for a Conditional Rezone for Michael and Marlene Bolf(Parcel #03-08(part of)015-009-00 and #03-08-015-009-10) 630 Marsh Rd., currently zoned AG to be changed to R-1, with the conditions they have offered, **1.** Parcel A would have no more than one house, Parcel B(12.86 acres which would be used for farming) and the remainder parcel would be combined and have no more than one house. **2.** There would be no further division or splits on Parcels A, B, or the remaining parcel. **3.** There would be no Roadside stands for the sale of produce grown on the property by the resident owners. **4.** No Adult foster care family homes of six or fewer persons. This subsection shall not apply to adult foster care facilities licensed by a state agency, for the care and treatment of persons released for or assigned to adult correctional institutions. This would be contingent upon a written revised document which would be reviewed by the Planning and Zoning Commission Chair and Secretary.

Vogeler-no Vance-yes Kellogg-yes Simons-yes Webber-no
Motion passes 3-2

On July 23, 2015 Chairperson Kellogg and Secretary Webber met with the Zoning Administrator VanDenBerg to review the revised document and found that the changes they had offered were made, the new document was accepted and a copy with signatures was being sent to the Township.

Old Business

Master Plan, C-1 & C-2 pending

Communications-no

Other Business-no

Public-no

Board-no

Zoning Administrator-Next meeting Pine Lake Boat and Motor will be bringing in plans for building on their other property.

Motion by Webber 2nd Vogeler to adjourn the meeting Approved

D.Webber

July 15, 2015

- 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.
 - c. Reasons for the proposed amendment.

Bolf Parcel # 03-08 (part of) 015-009-00
 Michael Bolf 03-08-015-009-10
 Marlene Bolf

C. Zoning Map Amendment Criteria

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:

- ~~NO~~ 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. ~~NO~~
- ~~OK~~ Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted under the current zoning.
- 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~~ 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.

- ~~NO~~ 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.
- ~~NO~~ The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
- ~~NO~~ 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.
- ~~YES~~ 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.
- ~~NO~~ If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.
- ~~NO~~ 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?
- ~~NO~~ The requested rezoning will not create an isolated and unplanned spot zone.
- ~~NO~~ The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.

13. Other factors deemed appropriate by the Planning Commission and Township Board.

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.

July 14, 2015

Gun Plain Township
Planning & Zoning Committee Members
381 8th Street
Plainwell, MI 49080

Dear Planning Committee Members:

We, as citizens close to and most immediately impacted by the proposed residential rezoning directly behind and east of our property, object to the granting of Mr. Bolf's request to rezone his property on Marsh Road from agricultural to R-1.

It is our fear that once this property is rezoned as residential, it will continue to grow and overtake the land originally dedicated to agriculture. One house will lead to another and yet another, opening the door for future housing developments and sacrificing our local farmers the right to sustain their crops and their families. Beyond the destruction of farmland, urban sprawl comes with its own problems including increased energy use, pollution of the air and water, and loss of wildlife.

In the United States, we are blessed with some of the most productive farmland on this earth. Our fertile soil provides essential food crops to feed our nation. According to the American Farmland Trust, we are losing nearly 50 acres of farmland every hour to urban sprawl and development. Once these farms are bulldozed and destroyed, that land is gone forever. Every meal on our plates come from a farmland source. We need our land to grow food and healthy soils to nourish the crops and livestock ... and our nation.

For the record, we would like to say that we have no objection to approving the request by Mr. Bolf to build a single-family residence on the existing property, as it is now and without expansion. We do not support any changes in zoning or variances that would allow for future expansion, subdivision, or other changes.

Sincerely,



Scott & Anne McKinney
621 106th Avenue
Plainwell, MI 49080