

Charter Township of Gun Plain
Planning and Zoning Commission
Minutes of May 17, 2017

Members present: Vance, Lee, Shannon, Bennett, Simons, Kellogg, and Webber

Motion by Vance 2nd Bennett to approve the minutes of April 19, 2017 Approved
Motion by Shannon 2nd Bennett to approve the agenda with the addition to Old Business #5-Officers Approved

New Business

Public Hearing (rezone) Alex Schut 357 6th St. Plainwell #03-08-027-015-00,
Request from R-2 to R-1, the parcel size is 11.5 acres.

Motion by Simons 2nd Lee to close Regular Meeting and open Public Meeting
Approved

Letters received and read (attached to the minutes) at the meeting from John and Sandy Miller 323 Hyder Circle, Joseph and Catherine Gibson, Rob and Cheri Vann 343 Hyder Circle Dr. & Tom and Heather Comer 308 Hyder Circle Dr. they are all opposed to the request.

Scott Campau 371 6th St. - Opposed What would happen if the property were sold?

Renee Wiederhold 336 Hyder Circle -Opposed

Linda Warner-Opposed

Gary Wiederhold 336 Hyder Circle-Opposed-Date of the Future Land Use Map

Dave Janke-Clarify Future Zoning

Resident 334 6th St-Road Concerns

Nancy Jackson 604 Miller Rd-Not opposed, to bad there aren't limits on the number of animals allowed.

Motion by Vance 2nd Shannon Close Public Meeting & Open Regular Meeting
Approved

The board followed the Zoning Map Amendment Criteria-Attached

Motion by Webber 2nd Shannon that we table this request until the June 21, 2017 meeting so that we can clarify with PCI the amount of road frontage and if the lot would be non-conforming. All Approve

Church Zoning

Motion by Webber 2nd Bennett to recommend the Zoning Administrator draft language that would allow Churches in all Zoning Districts. All Approve

Continued
P&Z 5-17-2017

Old Business

FEMA, Solar Ordinance and Home Occupation Pending
Medical Marijuana-example of the survey

Motion by Vance 2nd Lee to approve Shelley Simons as Chairperson Approved

Motion by Webber 2nd Bennett to approve Shelley Simons as Chairperson
effective July 2017 Approved

Communications and Other Business-No

Public Comment

Dave Brown 470 3rd St, had question about Tiny houses and if they were allowed, the size would be approximately 240 sq. ft. 8 1/2 foot wide, built on an axle to accommodate visitors.

Board comments-no
Zoning Administrator

Discussed a possible increase in our pay. Gun River Skeet and Trap Club may be seeking an amendment for a gazebo/picnic area and information on the Cross Connection Program.

Motion by Webber 2nd Simons to adjourn the meeting Approved

D.Webber

Alex Schut

Parcel # 03-03-027-015-00

357 6th St

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:

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.

Follows FLU Map

2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted under the current zoning.

Consistent w/ what is permitted.

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.

NO

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.

Can not predict effect on property value

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.

N/A

6. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

N/A

7. *N/A* 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.

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.

Would meet Ordinance Setbacks

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.

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?

Yes

11. The requested rezoning will not create an isolated and unplanned spot zone.

Yes

12. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.

Yes

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Subject: Mail delivery failed: returning message to sender
From: Mail Delivery System <Mailer-Daemon@s500.route66.net>
Date: Tue, May 16, 2017 12:22 pm
To: mvandenberg@gunplain.org

This message was created automatically by mail delivery software.

A message that you sent could not be delivered to one or more of its recipients. This is a permanent error. The following address(es) failed:

bshannon@redlinemfa.com

The mail server could not deliver mail to bshannon@redlinemfa.com. The account or domain may not exist, they may be blacklisted, or missing the proper dns entries.

----- This is a copy of the message, including all the headers. -----

Return-path: <mvandenberg@gunplain.org>
Received: from gunplain by s500.route66.net with local (Exim 4.82)
(envelope-from <mvandenberg@gunplain.org>)
id 1dAi3B-0004Vy-Ky
for bshannon@redlinemfa.com; Tue, 16 May 2017 15:22:30 -0400
X-HTTP-Client: [69.16.254.205]
X-Mailer: NMS FormMail.pl (mail.pl) v2.22[http://nms-cgi.sourceforge.net/]
To: bshannon@redlinemfa.com
From: jsmillerc@charter.net
Subject: Gun Plain Form Submission
Message-Id: <E1dAi3B-0004Vy-Ky@s500.route66.net>
Date: Tue, 16 May 2017 15:22:29 -0400
X-OutGoing-Spam-Status: No, score=-1.9

Below is the result of your feedback form. It was submitted by
(jsmillerc@charter.net) on Tuesday, May 16, 2017 at 15:22:29

topic: Zoning

name: John Miller

comments: Sandy and John Miller
323 Hyder Circle Dr.
Plainwell, MI 49080

Dear Commissioner? s

It has been brought to our attention that there is a request to have parcel # 93-08-027-015-00 rezoned to allow farm animals. Please let this letter serve as our opposition for this request. We wanted to express that rezoning this area to R-1 would be detrimental to the surrounding housing developments. We ask that you not change the current resident? s request and allow this area to remain the way it was established. If they were seeking to have a farm then they should have sought to purchase a parcel that was already zone for this purpose.

Thank you in advance to our concerns.

Sandy and John Miller

code: gunplain

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Subject: Fw: Gun Plain Form Submission
From: Jack Kellogg <jackkellogg@yahoo.com>
Date: Tue, May 16, 2017 12:47 pm
To: Mike VanDenBerg <mvandenberg@gunplain.org>

Mike, I received this in the email.

Sent from Yahoo Mail on Android

On Tue, May 16, 2017 at 3:19 PM, jsmillerc@charter.net
<jsmillerc@charter.net> wrote:

Below is the result of your feedback form. It was submitted by
(jsmillerc@charter.net) on Tuesday, May 16, 2017 at 15:19:33

topic: Zoning

name: John Miller

comments: Sandy and John Miller
323 Hyder Circle Dr.
Plainwell, MI 49080

Dear Commissionerâ s

It has been brought to our attention that there is a request to have parcel # 93-08-027-015-00 rezoned to allow farm animals. Please let this letter serve as our opposition for this request. We wanted to express that rezoning this area to R-1 would be detrimental to the surrounding housing developments. We ask that you not change the current residentâ s request and allow this area to remain the way it was established. If they were seeking to have a farm then they should have sought to purchase a parcel that was already zone for this purpose.

Thank you in advance to our concerns.

Sandy and John Miller

code: gunplain

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Subject: Mail delivery failed: returning message to sender
From: Mail Delivery System <Mailer-Daemon@s500.route66.net>
Date: Wed, May 17, 2017 3:23 am
To: mvandenberg@gunplain.org

This message was created automatically by mail delivery software.

A message that you sent could not be delivered to one or more of its recipients. This is a permanent error. The following address(es) failed:

kazoosimons@gmail.com

SMTP error from remote mail server after end of data:

host gmail-smtp-in.l.google.com [64.233.191.26]:

550-5.7.1 Unauthenticated email from yahoo.com is not accepted due to domain's

550-5.7.1 DMARC policy. Please contact the administrator of yahoo.com domain if

550-5.7.1 this was a legitimate mail. Please visit

550-5.7.1 <https://support.google.com/mail/answer/2451690> to learn about the

550 5.7.1 DMARC initiative. g72si2080091itb.122 - gsmt

----- This is a copy of the message, including all the headers. -----

Return-path: <mvandenberg@gunplain.org>

Received: from gunplain by s500.route66.net with local (Exim 4.82)

(envelope-from <mvandenberg@gunplain.org>)

id 1dAw7W-0005uh-Pk

for kazoosimons@gmail.com; Wed, 17 May 2017 06:23:55 -0400

X-HTTP-Client: [69.16.254.205]

X-Mailer: NMS FormMail.pl (mail.pl) v2.22[http://nms-cgi.sourceforge.net/]

To: kazoosimons@gmail.com

From: gibson.catherineanne@yahoo.com

Subject: Gun Plain Form Submission

Message-Id: <E1dAw7W-0005uh-Pk@s500.route66.net>

Date: Wed, 17 May 2017 06:23:54 -0400

X-OutGoing-Spam-Status: No, score=0.6

Below is the result of your feedback form. It was submitted by
(gibson.catherineanne@yahoo.com) on Wednesday, May 17, 2017 at 06:23:54

topic: Re zoning land off 6th St.

name: Joseph and Catherine Gibson

comments: Dear Gun Plain Planning commission.

I am writing this letter to voice my opposition to the rezoning request for Parcel #93-08-027-015-00. I oppose this request to rezone to R-1 (Very Low Density Rural) because I feel this request is inconsistent with the surrounding properties.

Thank you for your time.

code: gunplain

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Subject: Fw: Gun Plain Form Submission
From: Jack Kellogg <jackkellogg@yahoo.com>
Date: Wed, May 17, 2017 4:47 am
To: Mike VanDenBerg <mvandenberg@gunplain.org>

Mike, here is another letter on the rezone.

Sent from Yahoo Mail on Android

On Tue, May 16, 2017 at 9:45 PM, cwalkervann@chartermi.net
<cwalkervann@chartermi.net> wrote:

Below is the result of your feedback form. It was submitted by
(cwalkervann@chartermi.net) on Tuesday, May 16, 2017 at 21:45:22

topic: Rezoning request for Parcel #03-08-027-015-00

name: Rob & Cheri Vann

comments: Dear Gun Plain Planning Commission,

We are writing this letter to voice our opposition to the rezoning request for Parcel #03-08-027-015-00. We strongly oppose this request to rezone to R-1 (Very Low Density (Rural) Residential District) because we feel this re-zoning would be inconsistent with the nature of surrounding properties. Furthermore, we feel that such a re-zoning would be undesirable for the surrounding neighborhood in that it could adversely effect the quality of life and/or property values for residents in the nearby R2 residential areas.

Thank you for your time and attention.

Rob and Cheri Vann
343 Hyder Circle Drive

code: gunplain

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Subject: Fw: Gun Plain Form Submission
From: Jack Kellogg <jackkellogg@yahoo.com>
Date: Tue, May 16, 2017 1:12 pm
To: Mike VanDenBerg <mvandenberg@gunplain.org>

Mike another comment on the rezone.

Sent from Yahoo Mail on Android

On Tue, May 16, 2017 at 4:10 PM, comer.family.share@gmail.com
<comer.family.share@gmail.com> wrote:

Below is the result of your feedback form. It was submitted by
(comer.family.share@gmail.com) on Tuesday, May 16, 2017 at 16:10:17

topic: Please Oppose Rezoning

name: Tom & Heather Comer

comments: Dear Commissioner,
It has come to our attention that a the property owner of parcel #93-08-027-015-00 has requested rezoning to allow farm animals. This property is too close to the Hyder Meadows subdivision to allow for farm animals even if it is a small hobby farm. Your own master plan states that the best potential for future growth is around the M89/6th Street area. Rezoning would potentially be detrimental to that future development. Please oppose this rezoning request.

Respectfully,
Tom & Heather Comer
308 Hyder Circle Drive

code: gunplain
