

**Gun Plain Charter Township
Planning and Zoning Commission
Minutes of August 16, 2017**

**Members present; Shannon, Kellogg, Vance, Simons, Bennett, Webber
Absent; Lee**

**Motion by Vance 2nd Shannon to approve the minutes of July 19, 2017 Approved
Motion by Shannon 2nd Bennett to approve the Agenda with the addition to New
Business of Future Land Use Discussion Approved as Amended**

Public Comment

**USA Earthworks-Matt-They have plans to demolish the bowling alley and
construct a new building along with a land swap with North Pointe Church.**

New Business

**1. Allegan Conservation District- Ana Hedberg and Jamie McCarthy gave a
presentation on the state of the wetlands.**

**2. Public Hearing-Zoning Request for Parcels #08-030-015-00, #08-030-015-20,
#08-030-015-30, #08-030-015-40 from R-3 to C-2**

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

**Motion by Kellogg 2nd Bennett to close the public meeting and open the regular
meeting Approved**

**Motion by Simons 2nd Kellogg we recommend the Gun Plain Township Board of
Trustees approve the zoning change from R-3 to C-2 for Parcels # 08-030-015-
00, #08-030-015-20, #08-030-015-30 and #08-030-015-40 to be compatible with
the zoning in Otsego Township. All Approve (see attached Zoning Map
Amendment Criteria)**

3. Future Land Use Map-Discussion

Old Business

**FEMA, Medical Marijuana and Home Occupation-no
Communications, Other, Public Comment & Board Comments-no**

**Zoning Administrator-Four Roses-Site Plan at September meeting,
Glupker-Storage, Cooper Township-They do not allow tiny houses. Dollar
General-possible site 10th & Miller Rd., How we are charged from the Drain
Commission**

Motion by Webber 2nd Bennett to adjourn Approved

Zoning Request from R-3-C-2

#08-030-015-00

#08-030-015-40

#08-030-015-20

#08-030-015-30

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.

Not part of Future land use, but the front part of property (in Otsego) is Commercial we are bringing them into Township
Conformity of the FLU map will be amended

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

YES

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.

N/A

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.

Making the zoning compatible w/ Otsego Twp which is currently C-2

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.

YES

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

Yes 12th St. is a Class A road

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.

N/A

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.

Yes

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.

Yes

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.

NO