

Planning and Zoning Commission
Gun Plain Charter Township
Minutes of May 22, 2019

Members present; Bennett, Webber, Kellogg, Shannon, Lee, Albertson-Stowell
Absent; Sullivan

Motion by Lee 2nd Shannon to approve the minutes from April 17, 2019
Approved

Motion by Kellogg 2nd Lee to approve the Agenda Approved

New Business

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

Rezoning request for Robert Cooper, 130 S. 10th St., the property is currently zoned C-2 and the owner is requesting a change to R-3. There is a single family home on the property. A letter from realtor Sue Cornell was read stating that because the property is zoned Commercial a loan cannot be secured for the home. An e-mail from Ameritrust was also read supporting this issue.

Shelley Simon 100 S. 10th St.-the property is in a sensitive area/wetland and that a change in zoning could result in a variety of buildings/businesses besides a single family dwelling.

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

The Commission went through the Zoning Map Criteria, any changes to the land or building on the property would need approval from the proper departments since it is located in a sensitive/wetlands area.

Motion by Webber 2nd Lee after reviewing the Zoning Map Criteria (attached) we recommend that the Gun Plain Township board of Trustees approve the request for a re-zone from C-2 to R-3, Parcel # 03-08-032-020-00, for Robert Cooper 130 S. 10th St. All Approved

FEMA & Future Land Use Maps-pending
Marijuana-The Township Board approved opting out of recreational marijuana and is waiting to see if anyone files a referendum.

Zoning Administrator-Dollar General-notice sent for mowing.

Motion by Bennett 2nd Albertson-Stowell to adjourn Approved

D.Webber

Robert Cooper
130 S. 104th St
#03-08-032-020-00

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:

- 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.

- NO 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted under the current zoning.
Because of the wetlands/sensitive areas

- 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.
Cannot secure mortgage

- 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.

- N/A 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. 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.

OK 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.

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

Robert Cooper
130 S. 10th St
03-08-032-020-00