

Charter Township of Gun Plain  
Planning and Zoning Commission  
Minutes of June 21, 2023

Members present; Sullivan, Bennett, Albertson-Stowell, McHugh, Webber  
Absent; Shannon, Novick

**Motion** by Sullivan 2<sup>nd</sup> McHugh to approve the minutes of May 2, 2023 and May 17, 2023 Approved

**Motion** by Albertson-Stowell 2<sup>nd</sup> McHugh to approve the Agenda as written Approved

**Public Comment**

Pam Conant, 554 Squire Ct. has a noise complaint in reference to Dirty Boys Motorcycle, she has occasionally witnessed excessive noise after 10:00 pm.

Mike will contact PCI

They do not have a Commercial Permit

**New Business**

Public Hearing to rezone Lot #61 Alpine Estates at 558 Squire St. from C-2 to R-2 for Jerry and Karrie Brewer.

**Motion** by Bennett 2<sup>nd</sup> Webber to open the Public Hearing Approved  
No Public Comment

Lots 59, 60 & 61 were previously combined and Lot 61 was recently split.

Lester Rasnake would like to purchase the lot and build a home.

Lot #62 is owned by Consumers Energy.

**Motion** by Albertson-Stowell 2<sup>nd</sup> Sullivan to close the Public Hearing Approved

**Motion** by Bennett 2<sup>nd</sup> McHugh to open the Regular Meeting Approved  
We went through the Zoning Amendment Criteria (attached)

**Motion** by Bennett 2<sup>nd</sup> Albertson Stowell we recommend the Gun Plain Township Board of Trustees approve the request to rezone from C-2 to R-2 Lot #61, 558 Squire Ct. Alpine Estates for Jerry and Karrie Brewer. The lot next to this property is owned by Consumers Energy and zoned C-2 which we feel would create a buffer between R-2 and C-2 Zoning. (See Zoning Map Amendment Criteria #1, Attached)

All Approve

**Old Business**

Waiting for communication from Carl Baxmeyer

**Communications**

Barry County is working on their Master Plan

**Zoning Administrator**

September Meeting-Hy-Grade

**Motion** by Albertson-Stowell 2<sup>nd</sup> McHugh to adjourn. Approved

D.Webber

Jemy & Karrie Brewer  
558 Squire Ct  
# 03-08-060-059-01

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. *No* The current FLU Map is C-1 but <sup>after</sup> discussion, the property next to this is owned by Consumers Energy and zoned C-2 which would create a buffer between R-2 & C-2 zoning.
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. *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.

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.

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.

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?

No

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.

OK