Minutes of Emmett Township Planning Commission

August 13, 2015

Chairman Mueller called the meeting to order at 7:00 pm. Roll call taken with Mueller, Korotko, Reliford, Powers and Dumas present.

Mueller asked the planning commission to read and review the July minutes for the regular meeting. Korotko made a motion to accept the minutes as read. Powers seconds the motion. With all in favor, motion carried.

Mueller called the open hearing to order for the rezoning of parcel #74-19-027-2002-400 to commercial at 7:02 pm. Opening the forum up to public comments and concerns, Mueller asked each person to state name and address.

Wanda Behnke, 12753 Foley Road

> Resident Behnke read a statement as a resident for 37 years that wishes to remain in a rural community. She supports the adjacent properties in opinion of this rezoning being a negative impact to the environment and residents. She stated that she doesn't want to live next to a commercial building and doesn't think anyone else should have to either. It's not fair to the residents to change the zoning now after so many years.

Jennifer Francek, 4238 Brown Road

> Resident Francek stated she is the Emmett Postmaster. She supports the zoning and the new business. This would bring daily revenue to the Emmett Post Office which will help to ensure that our Emmett post office won't be closed and moved to Capac.

George VanHoutte is the owner of the parcel of land that is currently proposed to be rezoned to commercial. He stated that there is a horse hospital across the road which is commercial and running a business, why can't these gentlemen have this property rezoned to commercial.

Dan Greenia , 11376 Bryce Road

> Resident Greenia believes that this property should remain residential / agricultural. There is an informal petition with 200 signatures of residents that are opposed to the commercial rezoning. He also stated that the horse hospital was approved because it's agricultural; it's not commercial.

Gary Francek feels that the horse hospital is commercial and there are several non-conforming businesses in that area including dog kennel, groomer, beagle club and propane. There is nothing wrong with the placement of this electrical hardware. Francek was interrupted by resident Gail Hirt with a statement of that horse hospital is agricultural. Francek, maybe with 10 to 15 horses in the ditch on Hirt's property, the DEQ might have something to say about the knee deep of manure.

Mueller stated that yes we have several non-conforming commercial businesses in that area and that is why we have future land use commercial designated down M-21 corridor.

Lionel Peltier stated that at last meeting, the planning commission can't guarantee an increase or decrease in property values. In the past years his property value has already decreased and doesn't want to take the chance of lowering his property value anymore.

Andrea Misch , 13069 Bryce Road

Resident Misch stated she will be affected the most and doesn't want to live next to commercial property. It is important to recognize that we are not against the business but of the rezoning. In 2013 this was future land use, in 2013 people didn't read the newspaper, people were not aware. Misch presented a petition to the planning commission and stated there are 200 signatures for this to remain residential / agricultural. There is no way that I want this in my back yard.

The opposing general public asked resident Misch, don't you have a business selling serenity soaps, dogs and dog grooming; why is it that you are against others having a business. Misch replied that I have 3 dogs and that is outside; I don't need to be commercial.

Linda Sobolewski, 3561 Connors Road

Resident Solbolewski was proud of these young men and supported them in their new business.

Regina Jasper, 4550 Emmett Road

Resident Jasper inquired about the size of the building.

Kevin Jurn, 3230 Breen Road

Resident Jurn doesn't have a problem with the company just the rezoning to commercial property. So many people have come to these meetings that should show, is his opinion the Emmett post office is going downhill anyhow.

Joe Munoz, 12885 Rynn Road

Resident Munoz asked what the plan is if the business fails. Rozek plan was not to fail. Chairman Mueller informed the public that anyone can come to the planning commission to rezone a property. It must meet our zoning ordinances and fit into our zoning districts including future land use. They just can't come down any side road and put in commercial, it has to be in the designated area. This is designated future land use commercial.

Resident Greenia asked if the drive has to come off the main road (M-21). Mueller, they have access to both roads and the planning commission will review the site plan when the zoning is completed. They have to following our zoning ordinances.

VanHoutte asked for the hours and type of commercial business is PLC. Thomas Rozek replied that the hours are Monday thru Friday from 9am to 5pm. PLC is an electrical hardware store. VanHoutte asked where on the property is the proposed location of the building. Rozek stated that the surveyor and architect recommended the highest point on the property which is in the back of the property.

Resident Misch submitted a personal petition to the planning commission.

Al Kudzia, 13180 Bryce Road

Resident Kudzia inquired if there is a residence going on the property. The response was no.

Mueller asked for any other comments, no other comments. Mueller made a motion to close the open hearing at 7:23 pm and reopening the special planning commission meeting. Dumas seconded the motion. With all in favor, motion carried

Mueller asked the planning commission if everyone has reviewed the letter of intent, master plan and ordinances. Everyone on the planning commission has carefully reviewed and researched all material pertaining to the rezoning of the parcel. Mueller asked for a motion. Dumas' recognizes that the letter of intent and the proposed rezoning of parcel #74-19-027-2002-400 follow the townships master plan and zoning ordinances, I make a motion to approve the rezoning of parcel #74-19-027-2002-400 to commercial. Korotko seconds the motion. With a roll call vote Powers-yes, Reliford-yes, Korotko-yes, Mueller-yes, and Dumas-yes. With all in favor motion carried.

Dumas presented and read resolution EPC-Res 2015-Z001 then made a motion to accept the resolution as read. Korotko seconds the motion. With a roll call vote Korotko-yes, Reliford-yes, Powers-yes, Dumas-yes and Mueller-yes. With all in favor motion carried

Dumas moved to adjourn the meeting 7:30 p.m. Powers seconds the motion. With all in favor, Motion carried.

Recording Secretary of the Emmett Township Planning Commission,

Susann J. Dumas