

MINUTES OF TITTABAWASSEE TOWNSHIP
PLANNING COMMISSION
TOWNSHIP OFFICE 145 SOUTH SECOND STREET
FREELAND, MICHIGAN 48623
JANUARY 15TH, 2018

1. CALL TO ORDER

The Chairperson Dennis Argyle called the meeting to order at 5:30 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

MEMBERS PRESENT

Carl Neuenfeldt
Roger Hupfer
Dennis Argyle
Paul Garstecki
Paul Knoerr

MEMBERS ABSENT

Ron Schauman
Jim Heffel

STAFF PRESENT

Marc McGill
Grant Murschel
Kim Reiss
Brandy Kruska

4. APPROVAL OF AGENDA

Moved by Carl Neuenfeldt, supported by Roger Hupfer to approve the agenda as presented with no discussion.

Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

5. APPROVAL OF MEETING MINUTES FOR THE DECEMBER 18TH, 2017 MEETING

Moved by Carl Neuenfeldt, supported by Paul Garstecki to approve the minutes as presented, with no discussion.

Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

6. PUBLIC COMMENT

The Chairperson Dennis Argyle opened public comment at 5:31 P.M.
There was no comment.

7. BUSINESS

A. **ITEM S-18-01** : Consider a request from Tri-State Development, Inc. for a site plan approval for 2 (two) proposed commercial buildings on parcels 29-13-3-21-4011-004 and 29-13-3-21-4011-003. Grant Murschel the Township's Consulting Planner proceeded to review the Planning Report for the proposed project. John Morey of D&M Site representing the applicant was present, and he gave the Commission an overview of the proposed site plan. There was also a report compiled by Spicer Group pertaining to this project which was reviewed. After some discussion a motion was made by Roger Hupfer, supported by Carl Neuenfeldt to approve the site plan with the following contingencies which were outlined in Grant Murschel's report.

1. A manhole to the satisfaction of the Department of Public Works is included for sanitary sewer system.
2. A loading space in compliance with the provision of Section 6.5d is included on the plan, which meets staff approval.
3. Building plans must include sprinkler provisions per fire code to the satisfaction of the Township Fire Chief.
4. All concerns outlined in the Spicer Report must be addressed.

Vote 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

B. **ITEM Z-18-01** : Consider a request by Judith and Michael Rapanos to rezone part of parcel # 29-13-3-35-3001-011 located in the southwest corner of the 8000 block of M-47 from C-2 (General Business) to H-3 (High Density Residential). John Morey of D&M Site representing the applicant proceeded to run through the proposed request. Grant Murschel then reviewed his report for the proposed rezone.

The Chairperson Dennis Argyle then opened the Public Hearing at 5:52 P.M.

Frank Roenicke of 8681 Wandering Way stated that this appears to be spot zoning, and that the Township has tried to refrain from this in Commercial and Agricultural zones.

Ray McNeil (who is not an adjoining property owner) asked if this was approved what effect would this have on the surrounding commercial properties.

The Chairperson then closed the Public Hearing at 5:55 P.M.

After some discussion a motion was made by Carl Neuenfeldt, supported by Roger Hupfer to deny the rezone request.

Vote: 5- Yeas 0- Nays 2- Absent 0- Abstain Motion Carried

8. ADJOURNMENT

The meeting was adjourned at 6:00 P.M.

ROGER HUPFER- SECRETARY