

7:00 o'clock p.m. Chairperson Martinek called the meeting of the Planning Commission to order.

**MEMBERS PRESENT:** Bland, Buechler, Crawford, Koob, Martinek, Mills, Wurmlinger

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Kristy Jones

**VISITORS:** Mark Soule

**Chairperson Martinek opens the public hearing at 7:01 p.m.**

Motion by Mills, supported by Martinek, to approve the agenda as printed and posted for 3-1-2016 with the addition of New Business Item #1.

**Vote, Unanimous. MOTION PASSED.**

Motion by Wurmlinger, supported by Bland, to approve the minutes from 11/10/2015 as printed and posted.

**Vote, Unanimous. MOTION PASSED.**

**CITIZENS WISHING TO ADDRESS THE BOARD:**

NONE

**REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:**

Crawford reports: Township Clerk's office is preparing for the Presidential Primary Election on Tuesday, March 8, 2016. Martinek asked about updated voting equipment. Crawford reported that he is disappointed that they will not receive any new equipment this year. He said the State underfunded voting equipment by five million dollars. Crawford also reported that the Township was interviewing for 2 part-time seasonal Parks positions. He said work is continuing to be done on the new building and that work to balance the heating and cooling system is first and foremost. Landscaping and paving will start up again in the Spring and hope to have it all completed by June 1, 2016.

**REPORT FROM ZBA REPRESENTATIVE:**

Buechler reports: Meeting in November.

Request for a Class A Designation for 3949 Pine Grove Road / 74-20-028-2018-000.

Request for Class A Designation denied.

**NEW BUSINESS:**

**ITEM #1: ELECTION OF OFFICERS (Positions Expire 12/31/2016):**

Motion by Bland supported by Buechler, to appoint Martinek, as temporary chair.

**Vote, Unanimous. MOTION PASSED.**

Chairperson Martinek opens the nominations for the 2016 Planning Commission Officers.

**NOMINATIONS:**

<b>CHAIRPERSON</b>	<b>VICE CHAIRPERSON</b>	<b>SECRETARY</b>	<b>ZBA REPRESENTATIVE</b>
Martinek	Bland	Mills	Buechler

Chairperson Martinek closes the nominations for the 2016 Planning Commission Officers.

**CHAIRPERSON:** Motion by Crawford, supported by Buechler, to appoint Martinek, as 2016 Chairperson.  
**Vote, Unanimous. MOTION PASSED.**

**VICE CHAIRPERSON:**

Motion by Crawford, supported by Buechler, to appoint Bland, as 2016 Vice Chairperson.  
**Vote, Unanimous. MOTION PASSED.**

**SECRETARY:**

Motion by Crawford, supported by Buechler, to appoint Mills, as 2016 Secretary.  
**Vote, Unanimous. MOTION PASSED.**

**PLANNING COMMISSION MEMBER ON ZONING BOARD OF APPEALS:**

Motion by Crawford, supported by Buechler, to appoint Buechler, as 2016 Planning Commission Representative on the Zoning Board of Appeals.  
**Vote, Unanimous. MOTION PASSED.**

**PUBLIC HEARING:**

**ITEM #1:** PETITION TO REZONE / 74-20-016-4003-001 FROM C-2/AG TO M-1 (Light Industrial):  
**APPLICANT:** Mark Soule, P.O. Box 610248, Port Huron, MI. 48061  
**PROJECT:** Huron Pointe Condominium Association  
**REQUEST:** Rezoning approval for proposed Condominium Storage Units  
**LOCATION:** 3290 Keewahdin Road  
**PARCEL#:** 74-20-016-4003-001

**APPLICANT PRESENTATION:**

Mark Soule, 6310 Lakeshore Road, Burtchville presented: Would like to rezone my property to Light Industrial from a C-2/ AG which would accommodate the proposed use of this property into storage/warehouse units. The rezoning seems to be in-line with Township Master Plan. Formerly, this site was Sheldon Construction. Two independent (existing) buildings will be renovated. The larger one will be subdivided into 14 storage units/warehouse that will be sold as individual condominium units. The other building will serve as an office to my business of Park Place Landscaping. The buildings are set off the road and have a chain-link fence around the perimeter of the property making it secured. When the units are sold they will have deed restrictions and bylaws. The units are intended for a higher income user as they will be heated and have a bathroom. The idea is to appeal to individuals with expensive toys that require a heated and secured place to store them. Other possible users may be a small business owner that needs a unit to store some of their equipment. Also considering making the office building into a microbrewery, as I had someone approach me on the possibility. Again this fits with Light Industrial zoning. The State does have an easement on this property and the units will not interfere with their testing of the landfill behind. I plan on updating and adding to the existing landscaping. I hope to have all work completed within the year.

Buechler: Are you anticipating that the individuals will purchase the units?

Mark Soule: Yes, I definitely feel there is a market for this type of storage.

Wurmlinger: Are you looking at putting more buildings out front of the existing ones closer to the road?

Mark Soule: There is definitely room to build out front and if there does become a need, I would consider that at some point.

Bland: Do you have the bylaws written yet?

Mark Soule: No, I wanted to get through this rezoning process first but when I do, I will make sure they adhere to the ordinances of the Township and are well written with strict enforcement.

Jones: Noted that this hearing was for the rezoning of the property only and not an approval of any site plan. The rezoning does seem to fit with the Master Plan and would provide more diversity and enrich the mixed-use area.

**CITIZEN COMMENTS AND/OR QUESTIONS:**

NONE

Motion by Buechler, supported by Koob, to close the public hearing. Time: 7:36 P.M.

**Vote, Unanimous. MOTION PASSED.**

**BOARD DISCUSSION:**

Mills: Great idea, great location. Seems that Mr. Soule cares about the property and the community and all his changes are positive.

Crawford: Wanted it noted that the leachate (from the landfill) that is tested by the State continuously from the easements on this property were very favorable regarding the low levels.

Koob: All points were positive in the review and feels it should be approved as well.

Martinek: Any other points of discussion? Hearing none, are we ready to make a motion?

Motion by Mills, supported by Bland, to approve the Rezoning of 3290 Keewahdin Road, 74-20-016-4003-001 from C-2/AG to M-1

**Roll Call Vote, Unanimous. MOTION PASSED.**

Motion by Buechler, supported by Martinek, to adjourn. **Vote, Unanimous. MOTION PASSED.**

Time: 7:46 P.M.