

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:** Gayle D. Harmer, Sherrie Kettlewell, Karen Dowden, Beau Dowden, Lowell Marlar, Judy Smith, Chris Appleby, Allen McMullin

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

Motion by Buechler, supported by Mills, to approve the agenda as printed and posted.

**Vote, Unanimous. MOTION PASSED.**

Motion by Martinek, supported by Wurmlinger, to approve the minutes from 04/12/2016 as printed and posted.

**Vote, Unanimous. MOTION PASSED.**

**CITIZENS WISHING TO ADDRESS THE BOARD:**

**NONE**

**REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:**

Crawford reports: Culvert under Able Road is being replaced by a grant through the Road Commission. Gravel roads overhaul is being done. Board just approved a Class C Liquor license for GKC Theaters in Birchwood Mall, which is being renovated. Port Huron Area Schools may have another milage proposal on the ballot in August.

**REPORT FROM ZBA REPRESENTATIVE:**

**NONE**

**PUBLIC HEARING:**

**ITEM #1: PETITION TO REZONE / 74-20-015-4039-000 FROM R-1A (Residential) TO O-1 (Neighborhood Office):**

**APPLICANT:** Karen Dowden of BMG Property Developments LLC, 2973 Wedgewood Dr., Fort Gratiot, MI 48059

**PROJECT:** Medical Office/Family Practice

**REQUEST:** Rezoning approval for proposed Medical Office

**LOCATION:** 2850 Keewahdin Road

**PARCEL#:** 74-20-015-4039-000

**\*\*\*Before the applicant presented, Planning Commission member, Mills excused himself from the hearing and vote as his company did the first rendering for the proposed medical office on this site that will be presented by the applicant.**

**APPLICANT PRESENTATION:**

Karen Dowden and Beau Dowden presented: Currently own Lighthouse Medical in Fort Gratiot. Karen grew up in Port Huron, went to college and met her husband Beau Dowden. Came back to the area to work in an existing practice and then opened their own. Started looking for a new building as their office started to expand. Looking for a long term site. Unfortunately, they did not find a building to suit their needs or budget. They are currently in the TJMaxx plaza and like their location because of the ease of entry at traffic lights especially for their elderly patients. The vacant land they chose on Keewahdin Road also has the traffic light but is not directly on 24<sup>th</sup> Avenue and still provides safe and easy access for their patients. The site is wooded and vacant of any buildings, one of 4 vacant lots from Meadowlawn to the Blue Water Lodge and directly across the road from the mall's side entrance. With regard to the neighborhood and houses this lot abuts to; we are a neighborhood friendly office, our hours would be Monday thru Friday with 2 evenings being open until 8:00pm. Strive for excellence in their practice and take pride in their office, would build an aesthetically pleasing building. Met with a builder but not committed to one. The site plan shows that the building (8,000+sqft) would be rectangular with parking out front and to the side because the lot is more narrow 170x1453. They would not use the back portion of the lot because they do want to be close to the road. They feel their office would be a good fit for this lot and that they would be good stewards of the community and be a nice bridge from the commercial district to the residential neighborhoods which is in accordance with the Township Master Plan.

**CITIZEN COMMENTS AND/OR QUESTIONS:**

Gayle D. Harmer: Lives on Meadowlawn and it borders this potential office development. I like the oak trees that I look out to that are on this property, can those be saved?

Beau Dowden: We like trees as well and would like to save what we can but are not sure which ones you are referring to.

Gayle D. Harmer: I understand and I'm happy for the development and think it would clean up the property.

Allen McMullin: I live on Meadowlawn too and as long as they don't build too far back, I'm all for it!

Chris Appleby: I live on Bardamar and I'm interested in buying the back portion of the land.

Martinek: That is something for you and the Dowden's to discuss after the meeting.

Chris Appleby: I understand; I am for it as well as long as it doesn't go back to the residential properties.

Karen Dowden: We do love nature too and want the buffer as well.

Judy Smith: Will you add to the bike trail and put a sidewalk out front?

Karen Dowden: Yes, that is a requirement of the Township.

Judy Smith: Great, and I would like to say that Dr. Hamzavi has been a good neighbor to Meadowlawn residents and it sounds like you will be too.

Karen Dowden: Thank you, we will strive for that!

Motion by Crawford, supported by Bland, to close the public hearing. Time: 7:33 P.M.

**Vote, Unanimous. MOTION PASSED.**

**BOARD DISCUSSION:**

Martinek: Seems like a totally appropriate fit for this property and will be good for the community.

Koob: Staff review and recommendation is all favorable and meets the Master Plan.

Crawford: Meets the Master Plan as far as what was planned for Meadowlawn and the uses along Keewahdin.

Motion by Bland, supported by Wurmlinger, to approve the Rezoning for 2850 Keewahdin Road, 74-20-015-4039-000 from R-1A to O-1.

**Vote, Unanimous. MOTION PASSED.**

Crawford forgot to report that Parker Road between Keewahdin Road and Pine Grove Road received a grant from the Road Commission to be crushed and repaved.

Motion by Martinek, supported by Koob to adjourn. Time, 7:41 P.M.

**Vote, Unanimous. MOTION PASSED.**