

GRATTAN TOWNSHIP PLANNING COMMISSION
Regular meeting of July 1, 2009

1. Call to Order/Roll Call

Chairperson Alan Rumbaugh called the regular meeting of the Grattan Township Planning Commission to order at the Grattan Township Hall at 12050 Old Belding Road at 7:00 p.m. Members present: A. Berry, J. Proos, S. Miller, L. Sostecke, S. Christians and A. Rumbaugh. Members absent: D. Heffron. Township Supervisor Frank Force also attended the meeting.

(D. Heffron arrived at 7:03)

2. Pledge of Allegiance

A. Rumbaugh led the Pledge of Allegiance.

3. Approval of Agenda

A. Rumbaugh added discussion of overgrown/abandoned properties, reappointment of 4 Planning Commission members and appointment of a Planning Commission member to the Wetlands Review Board to the agenda.

L. Sostecke moved and A. Berry seconded to approve the amended agenda. All ayes. The motion carried.

4. Approval of Minutes

A. Berry moved and L. Sostecke seconded to approve the June 3, 2009 minutes as presented. All ayes. The motion carried. S. Miller noted that page 3 of those minutes was not included in the packet. The motion was rescinded. The June 3, 2009 minutes will be reviewed again at the July 8, 2009 meeting.

5. Public Comments

There were no public comments.

6. Public Hearing- Karen Willis-12026 MAC Dr.- Expansion of Existing Home on a Nonconforming Lot

S. Miller asked why this matter was not sent to the ZBA. It was noted that this is a nonconforming lot with small square footage. The applicants have applied for a special land use. If approved by the Planning Commission, the Willis' will need to go before the ZBA for approval to do construction within 5' of the property line. A. Berry moved and L. Sostecke seconded to open the public hearing. All ayes. The motion carried.

James Tift, 12037 MAC Dr., said although he was not opposed to the Willis' improving the existing home he was not in favor of allowing the increased roof line height. He said that increase will block his view of the lake from his dining room. He said losing the lake view will decrease the value of his house. The Willis' showed pictures of the proposed roof line taken from street level. Dawn De Vreugd, **12023 MAC DR.**, also was concerned about blocking views of the lake. Cassie Brummel, **12043 MAC DR.**, was not in favor of the proposed roof line height. She asked if the proposed improvements would encroach on her easement located next to the Willis' property. Mrs. Willis said they are using the footprint of the existing house and will not encroach on the easement.

Commissioners asked what the dimensions of the proposed house would be. The Willis' said the existing house is 20' x 24' and they are proposing 30' x 16' with part of the width being 24' (a 10' x 16' bump out). The proposed height is between 19.5' and 20'. Commissioners said height allowed by Township ordinance is 20' and cautioned the Willis' that if approved they must stay under the 20' height limit. D. Heffron said most of the homes in the area were originally summer homes, but now most are year round. He said most of the existing cottages have had additions. He said he did not have a problem with the Willis' request. S. Miller asked if the applicants could purchase more land. The Willis' said they could not. S. Miller asked if there was any way to position the house without going higher. The Willis' said they could not because of the small lot size. Cassie Brummel asked if the applicants could lift the existing house and dig out under for expansion. The applicants said ~~this was not an option due to cost~~ **THEY DID NOT WANT TO REMOVE THE TREES**. Cassie Brummel asked if there would be room for parking. The applicants said there would be room for parking as they are using the existing footprint.

F. Force asked if the Commission received any written communication regarding this proposal. Commissioners said they had not.

L. Sostecke moved and D. Heffron seconded to close the public hearing. All ayes. The motion carried.

Commissioners discussed the matter and reviewed the proposed resolution. It was noted that the resolution incorrectly showed a maximum roof height of 22.25'. It was also noted that page 2 of the resolution was missing in several Commission members' meeting packets. A. Rumbaugh read page 2 of the resolution out loud

L. Sostecke moved and J. Proos seconded to approve the amended resolution with corrections showing a maximum roof height of 20'. Roll call vote:

Ayes: A. Rumbaugh, L. Sostecke, D. Heffron, J. Proos and S. Miller

Nays: A. Berry and S. Christians

Draft: 07/04/09

Approved: 07/08/09

The motion carried by a vote of 5-2.

7. Discussion- Overgrown/Abandoned Properties

A. Rumbaugh said the Planning Commission has been asked to consider an ordinance regulating the upkeep of abandoned or overgrown properties. Commissioners discussed the need for such an ordinance. F. Force said the Township has received many calls for residents about foreclosed homes not being maintained. He said the Zoning Officer is currently making courtesy calls in an attempt to have these properties cleaned up. Commissioners agreed to request copies of this type ordinance from neighboring cities and townships. S. Miller also suggested researching the issue on the internet.

8. Reappointment of 4 Planning Commission Members

A. Rumbaugh said 4 members of the Planning Commission are up for reappointment. Those members are L. Sostecke, A. Berry, J. Proos and S. Miller. All agreed to continue. F. Force will provide applications to those members.

9. Planning Commission Representative on Wetlands Committee

F. Force said the Wetland Review Board is required to have a Planning Commission representative and asked if any Commissioners would be willing to serve. S. Christians and L. Sostecke expressed interest. F. Force recommended having a Planning Commission member as an alternate to the Wetland Review Board and a Wetland Review Board member as alternate on the Planning Commission and the ZBA. It was noted that the Planning Commission alternate would be required to go thru training. F. Force will check with Wetland Review Board members.

10. Adjournment

There being no further business, A. Rumbaugh closed the meeting at 7:00 p.m. A special meeting is scheduled on July 8, 2009 at 7:00 p.m. The next regular meeting will be held on August 5, 2009 at ~~7:00~~ **8:09** p.m.

Respectfully submitted,

Diane Timmons
Recording Secretary, GTPC

Draft: 07/04/09

Approved: 07/08/09

Al Berry, Secretary, GTPC