

GRATTAN TOWNSHIP PLANNING COMMISSION
April 7, 2010

1. **Call to Order/Roll Call**

D. Heffron 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: D. Heffron, A. Berry, S. Miller, J. Proos and S. Christians. Members absent: A. Rumbaugh and L. Sostecke (excused). Township Supervisor F. Force also attended the meeting.

2. **Pledge of Allegiance**

D. Heffron led the Pledge of Allegiance

3. **Approval of Agenda**

S. Miller moved and A. Berry seconded to approve the agenda as presented. All Ayes. The motion carried.

4. **Approval of Minutes**

S. Christians moved and J. Proos seconded to approve the February 10, 2010 regular meeting minutes as amended. All Ayes. The motion carried

5. **Public Comments**

There were no public comments.

6. **Public Hearing Poulias- Rezoning from A1 to A2**

A. Berry moved and S. Christian seconded to open the public hearing regarding Resolution PC 2010-003 All Ayes. The motion carried.

There were no public comments.

A. Berry moved and S. Miller seconded to close the public hearing. All Ayes. The motion carried.

7. **Public Hearing for Special Land Use to allow depth to-width ratio**

S. Christians moved and S. Miller seconded to open the public hearing regarding Resolution PC 2010-002 All Ayes. The motion carried.

Draft: 4/12/10

Approved: 08/04/10

There were no public comments.

S. Christians moved and J. Proos seconded to close the public hearing.
All Ayes. The motion carried.

D. Heffron asked Mr. and Mrs. Poulias if they had any intentions on splitting any other lots and requesting rezoning from A1 to A2. He noted that if they wanted to split any more property that it should be done all at this time. Mr. and Mrs. Poulias said they do not have any plans of doing that at this time.

Commission members discussed location of the property as it relates to the bog and agreed that this request would not cause any problems with neighboring lands.

Correspondences:

A. Berry read an email from A. Rumbaugh. The request for the rezoning of the Poulias land was discussed at the last meeting. It was a general feeling that since the 10 acres of their land adjoined an A2 area and was mostly hilly and not good for farming, moving it to an A2 status would be a reasonable request.

Also, doing a special land use to allow for a 4:1 depth to width instead of the 3:1 in the ordinance. My feeling is we could approve the rezoning request and the SLU to allow the 4:1 ratio on the land.

Email: From Lisa Sostecke Planning Commission Member

I support the resolution to rezone a portion of the Poulias property from A1 to A2 and to allow a special land use for the change in the allowed depth to width ratio. The changes are in keeping with the Master Plan and are not a detriment to the neighboring lands. There would not be a burden to the township or a public safety issue.

D. Heffron commented that if we are going to grant a special land use for the depth to width ratio and the reason being not to carve into agriculture land next to it, ~~There~~ **THERE** should be stipulations that it stays agriculture land.

A. Berry commented that the adjacent land is zoned A2 and did not see any problem with approving this request.

J. Proos also was in favor of approving the request.

S. Christians and S. Miller agreed that there would be no future problems with this request.

Commissioners discussed the options Mr. and Mrs. Poulias might have in the PDR program regarding their farmland.

S. Christians moved and J. Proos seconded to approve Resolution PC 2010-003 Rezoning PP#41-12-19100-025 from the A-1 to A-2 District. Roll Call: J. Proos/yes, S.

Christian/yes, A. Berry/Yes, S. Miller/yes,

D. Heffron/Yes.

Draft: 4/12/10
Approved: 08/04/10

S. Christians moved and J. Proos seconded to approve Resolution PC 2010-002 For the purpose of seeking a lot depth-to-width ratio with additional conditions C & D. Roll Call: S. Christians/yes, J. Proos/yes, D. Heffron/yes, S. Miller/yes, A. Berry/yes

8. Adjournment

There being no further business, D. Heffron declared the meeting closed at 8:01 p.m. The next regular meeting will be held on May 5, 2010.

Respectfully submitted,

Monica Burtt
Recording Secretary, GTPC

Al Berry, Secretary, GTPC