

Wilson Township Planning Commission
Regular Meeting
April 5, 2017

CALL THE MEETING TO ORDER: Chair John Mathers called the meeting to order at 6:00 PM and led the Pledge of Allegiance.

ROLL CALL: Planning Commission (PC) Members Present: Norm Vogt, Jeff Argetsinger, Aaron Nordman, John Mathers, Ray Guzniczak, and Mel Nowland. Mark Wuerth arrived at 6:04 PM.

Also present: recording secretary Marilyn Beebe, planner Scott McPherson, and Dave Drews from Northern Michigan Engineering, Inc. representing Bill Zibell.

Chair J. Mathers recognized new member Norm Vogt, replacement for former Planning Commission member Jon Jasinski.

APPROVAL OF MINUTES: Moved by M. Nowland and second by R. Guzniczak to approve minutes from the February 1, 2017 Wilson Township Planning Commission meeting. Voice vote: 7.0. **MOTION CARRIED.**

CITIZENS COMMENTS ON NON-AGENDA ITEMS: None

NEW BUSINESS: None

OLD BUSINESS:

1. Bill Zibell Rezoning application 1760 BC-EJ Rd (postponed from March 1, 2017 meeting that was cancelled due to extreme weather conditions): Scott McPherson reviewed the rezone application process that had transpired thus far:

- January 2017 Planning Commission meeting - public hearing noticed and held, application decision tabled
- February 2017 Planning Commission meeting - rezone application put on hold by request of applicant
- March 2017 Planning Commission meeting – cancelled due to extreme weather conditions

The property is approximately 53 acres encompassing 3 parcels (15-015-026-007-10, 15-015-026-002-00 and 15-015-026-015-00). The rezoning application is requesting a zoning change from RDA to RR1 (3 acre parcel size). The plan is to use existing infrastructure and to maximize the number of parcels (14) for development. Mr. Dave Drews, Northern Michigan Engineering, Inc. representing Mr. Zibell, addressed the commission. He gave an overview of the location, natural progression and stated that the parcel is an asset that is underutilized and rezoning makes sense. Everything in the plan meets zoning requirements, won't require additional development, and will have less impact than what a lot of changes could make. The constraints of area and frontage in the zoning ordinance dictate that 14 is the maximum number of parcels that could be created.

During lengthy discussion, it was noted that the Master Plan calls for the area to be used as it is currently zoned (RDA). S. McPherson stated that changes can be made if circumstances exist and with the housing issue as it is, a circumstance exists. He also noted that the commission has to consider what is good for the entire township and make a decision based on facts. Zoning of adjacent/surrounding parcels was reviewed. Responses from 300 ft. notices were considered. Took into account site plan approval by the Planning Commission in 2004 and an amendment to the site plan in 2009 for the Zibell parcel.

Section 21.06 Findings of Fact:

In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendations for disposition of the petition, to the Township Board within sixty (60) days of the filing date of the petition. The facts to be considered by the Planning Commission shall include, but not be limited to, the following:

- A. Whether the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.

There has been a significant increase in demand for housing in the Township and region as documented by the Charlevoix County Target Market Analysis.

- B. The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the petition.

A precedent would not be established as the unique aspects of the site, including its location, use and existing private road improvements were specifically considered in making the recommendation.

- C. The compatibility of the Township or other government agencies to provide agencies which provide any services, facilities, and/or programs that might be required if the petition were approved.

The proposed change would be compatible and adequately served with existing infrastructure and services.

- D. Effect of approval of the petition on adopted development, policies of the Township and other government units.

Rural residential development along the Boyne City- East Jordan Road corridor is consistent with the existing development and the development policies of the Township.

- E. All findings of fact shall be made a part of the public records of the meetings of the Planning Commission and Township Board. An amendment shall not be approved, unless these and other identified facts be affirmatively resolved in terms of the general health, safety, welfare, comfort and convenience of the citizens of the Township, or of other civil divisions where applicable

Moved by A. Nordman with support by J. Argetsinger to recommend approval of the William Zibell Rezoning Application, Property ID Numbers: 15-015-026-007-10, 15-0015-026-002-00, and 15-015-026-015-00 to the Wilson Township Board of Trustees. Roll Call vote: 4.3. Nays: Vogt, Wuerth, and Nowland. MOTION CARRIED.

Planner and Zoning Administrator's report: submitted.

1. Glenn Catt will be demolishing the buildings but has not shared the site plan
2. Fieldcrest Motel is part of a 425 Agreement that expired 2 years ago and will revert back to the township
3. M-75 Corridor: With all the issues taking place on the M-75 Corridor, S. McPherson suggested a meeting between the city of Boyne City and the Planning Commission to discuss direction of the corridor.

ADJOURNMENT: Moved by M. Nowland, second by R. Guzniczak to adjourn the meeting at 7:47 PM. Voice vote: 7.0. MOTION CARRIED. The next regular meeting is scheduled for 6:00 PM May 3, 2017.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary

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