

Charter Township of Huron
Planning Commission
June 14, 2010

The regular meeting of the Charter Township of Huron Planning Commission was called to order by Chairperson Weisman at 6:30 p.m. Chairperson Weisman led the Pledge of Allegiance.

Roll Call: Belair, Conley, Irodenko, Musallam, Stanczak, Sturgill, and Weisman – Present
Mendrysa and Whited-Excused

Also Present: Laura Kreps, Carlisle/Wortman Assoc. Inc.; Kenneth Slack; Paul Vella and Cathy Laurain, Recording Secretary

1. **Motion by Musallam** **Supported by Conley**
To approve the agenda of the June 14, 2010 meeting as presented.
Motion Carried.
2. **Motion by Conley** **Supported by Musallam**
To approve the minutes of the April 12, 2010 meeting as presented.
Motion Carried.
3. Public Participation:
Weisman opened Public Participation at 6:31pm. Seeing none closed at 6:31 pm.
4. Correspondence: None at this time.
5. Public Hearing:
ZC-2010-002 Requesting a rezone of 4.83 acres, Tax Parcel # 75-144-99-0011-000, 27663 South Huron Rd. **from** AG (Agricultural) **to R-1 (Suburban Residential)** for the purpose of developing the site in accordance with the proposed zoning classifications. The parcel is located on the west side of South Huron Rd and abuts up to the railroad tracks near Will Carleton Rd.

Ms. Laura Kreps, CWA stated the rezoning involves one parcel of land under single ownership comprising of approximately 4.83 acres. The parcel has a home and various accessory buildings. The 2004 Master Plan indicates the subject property is planned for Suburban Residential. The applicant is requesting the rezoning to allow for a split in order for his family to build a home. The potential being 1-3 splits but do not expect more than one (1) split to occur which will be done under a separate application. CWA recommends that the Planning Commission recommend approval to the Township Board that the subject property be rezoned from AG, Agriculture to R-1, Suburban Residential based on the following:

1. The request is consistent with the Master Land Use Plan for this area of the Township.
2. The potential uses are compatible with the site and surrounding properties.

Mr. Kenneth Slack stated that he would like to divide the property into two (2) equal parts so his son can build a home on the second piece. There was a house on the property but was

burned down by arson. The lot has been cleared of the house debris. He stated the frontage off South Huron Road is approximately 800 feet and is triangular. He will clean out the debris and brush except by the property line to keep as a wind breaker.

One letter received and copied from Roger Hill 28085 S. Huron Road – Opposes rezone.

Public Hearing was opened at 6:40 pm.

William Schaffer 28053 S. Huron Road – opposes.

Public Hearing was closed at 6:42 pm.

5. **Motion by Stanczak**

Supported by Belair

To recommend approval to the Township Board that 27663 South Huron Road be rezoned from AG, Agriculture to R-1, (Suburban Residential) based on the following: 1. The request is consistent with Master Land Use Plan for this area of the Township. 2. The potential uses are compatible with the site and surrounding properties.

Roll Call:

Ayes: Belair, Conley, Irodenko, Musallam, Stanczak, Sturgill, and Weisman

Nays: None

Motion Carried Unanimously.

6. Old Business:

6a.) ZC-2010-001, Iron Mike’s Conditional Rezoning.

Ms. Kreps stated the subject rezoning involves one (1) parcel of land under single ownership, comprising approximately 4.22 acres. It formerly contained a home and pool but has since been removed and a gravel parking lot has been installed creating the need for the rezoning. The applicant indicated only wanting to rezone the front few hundred feet of the parcel along Waltz Road and leave the rest as zoned residential. CWA is supportive of this suggestion as this would prevent any extension of the parking lot in the future which may impact the homes along South Huron Road. Ms Kreps talked about the Master Plan adopted in 2004 and made comments referencing the goals, objectives and statements taken from the master plan.

- The property is adjacent to an active business.
- The conditional rezoning only allows the development of an overflow parking area primarily used on Friday and Saturday evenings.
- The property is served by water and sewer and has direct access to a main paved thoroughfare.
- The property will require significant buffering, screening and landscaping to reduce the impact on adjacent property.
- The property is atypical to what is described as rural/agricultural land in Huron Township

CWA would be concerned and reluctant to consider the request if it were a straight rezoning to B-1, Local Commercial. Without the condition that only a parking lot would be permitted the applicant could develop a variety of local commercial uses that could impact nearby homes

and change the primary residential character of the area.

CWA recommended that the Planning Commission recommend approval to the Township Board that the subject property be conditionally rezoned from R-1, Suburban Residential to B-1, Local Business subject to the following being addressed to the satisfaction of the Planning Commission and Township Board:

1. The site plan will have to be reviewed in the near future to address the following issues:
 - Lighting will be required to down shielded and away from existing homes.
 - Buffering and screening needs further discussion.
 - Access and use of the pole barn needs clarification.
 - Future surface of the parking lot requires further discussion and potentially a variance.
 - Any other issues discovered by the Planning Commission during site plan review.
2. Recommend the plan review process and buffering be completed by the end of the year or recommend the parcel be rezoned back to R-1 and the parking lot be removed.
3. For the time being unless another rezoning is granted, only a parking lot serving the adjacent restaurant will be permitted. All other uses in the B-1 District are prohibited unless specifically permitted by the Township.

Paul Vella, Iron Mikes 22900 Waltz Road was questioned regarding water run off, retention pond and surface of the parking lot. Ms. Kreps informed the Planning Commission that those questions should be addressed at site plan review. The Commission is only to consider the rezoning application. Some members did not feel the need for a meeting in two weeks and indicated the applicant should meet with John Enos to discuss what is needed on the site plan.

6. a) Motion by Belair Supported by Stanczak

Motion to recommend approval to the Township Board of ZC-2010-001, Requesting a Conditional Rezoning of ½ acre of a 4.22 acre parcel, Tax Parcel # 75-072-99-0014-701 from (R-1) Suburban Residential District to (B-1) Local Business District for the purpose of developing the site in accordance with the proposed zoning classification with the specific conditions of only being permitted to develop an off-street overflow parking area as presented.

Roll Call:

Ayes Belair, Conley, Irodenko, Stanczak, Sturgill, and Weisman

Nays: Musallam

Motion Carried

7. New Business: none at this time.
8. Members to be Heard:
Weisman welcomed Walt Irodenko as a new member to the Planning Commission and welcomed back Gary Conley.

Sturgill asked Chairperson Weisman to keep in touch with John to see how quickly they can get the site plan for the parking lot completed so it doesn't drag on into winter.

9. **Motion by Musallam**
To adjourn the meeting at 7:03 p.m.
Motion Carried Unanimously.

Supported by Conley

Respectfully Submitted by,
Deborah Musallam, Secretary

Prepared by,
Cathy Laurain, Recording Secretary