

_____ o'clock p.m. Chairperson _____ calls the meeting of the Planning Commission to order and opens any Public Hearings on the agenda, then continues with the regular agenda.

1. **ROLL CALL**

PRESENT: Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger

ABSENT: Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger

ALSO PRESENT:

2. **APPROVAL OF AGENDA: May 10, 2022**

Motion by, supported by, to approve the agenda as printed and posted/with additions.

Vote, /

3. **APPROVAL OF MINUTES: April 12, 2022**

Motion by, supported by, to approve the minutes as presented/with corrections.

Vote, /

4. **REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Clerk Robert Buechler**

5. **REPORT FROM ZBA REPRESENTATIVE: Nathan Oprita**

6. **PUBLIC COMMENT**

- Address the Planning Commission Chair only.
- Individual conversations should not be held during the meeting.
- Please stand at the podium; speak your name and address clearly for the record.
- Each person will be permitted to speak one time for 3 minutes until everyone has had a chance to speak.
- If you are speaking to a Public Hearing on this agenda, please hold your comments until the public comment portion for the specific Public Hearing.

7. **PUBLIC HEARINGS**

Public Hearing continues at this time.-

ITEM 7-1: REZONING REQUEST, Parcels 74-20-015-4038-000 and 74-20-015-4039-000 (Keewahdin Rd.)

APPLICANT: Northshore Luxury Development, LLC 3050 Krafft Rd., Fort Gratiot, MI 48059

OWNER: Judith Grinder 3004 Riverside Dr. Port Huron, MI 48060

PROJECT: Northshore Luxury Development, LLC

LOCATION: Vacant Keewahdin Road;

PARCEL#: 74-20-015-4038-000 and 74-20-015-4039-000

LEGAL: 74-20-4038-000 THE E 5.5 A OF THE W 44 A OF THE S 88 A OF THE SW 1/4 EXC N 782.38' SEC 15 T7N R17E 2.5 A

74-20-4039-000 E 5.5 A OF W 38.5 A OF S 88 A OF SW 1/4 SEC 15 T7N R17E 5.5 A

CURRENT: 4038-000 R-1A, 4039-000 O-1

PROPOSED: RM-Residential Multiple

Applicant Presentation:

Public Comment:

- Address the Planning Commission Chair only.
- Please stand at the podium; speak your name and address clearly for the record.
- Each person will be permitted to speak one time for 3 minutes until everyone has had a chance to speak.
- The minutes will be transcribed from the recording. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping or interrupting cannot be made part of the official minutes.

Public Hearing closed at [time]

COMMISSIONER DISCUSSION: Planning Commission member discussion only.

Motion to approve/deny by: _____ **Supported by** _____ **Vote** ___/___

8. **OLD BUSINESS:**

9. **NEW BUSINESS:**

1. Request by Fort Gratiot Place Apartments to eliminate the masonry wall at the north property line and install a 6' chain-link, black vinyl coated fence.

Applicant Presentation:

COMMISSIONER DISCUSSION: Planning Commission member discussion only.

Motion to approve/deny by: _____ Supported by _____ Vote ___/___

1. Site Plan Approval for Fabulous FG LLC-Retail Development

Applicant Presentation:

COMMISSIONER DISCUSSION: Planning Commission member discussion only.

Motion to approve/deny by: _____ Supported by _____ Vote ___/___

10. COMMISSIONER UPDATES:

11. ADJOURNMENT

Motion by _____, supported by _____, to adjourn. Vote, _____. Time, _____ P.M.

Fort Gratiot Charter Township complies with the Americans with Disabilities Act. If auxiliary aids or services are required at the meeting for individuals with disabilities, please contact Clerk Robert Buechler, 3720 Keewahdin Road, Fort Gratiot, Michigan 48059 (810) 385-4489, three days prior to meeting date.