

_____ o'clock p.m. Chairperson _____ calls the meeting of the Planning Commission to order.

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: December 12, 2023

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

Voice Vote, /

3. APPROVAL OF MINUTES: October 10, 2023 and November 08, 2023

Motion by _____, supported by _____, to approve the minutes of the October 10, 2023 regular meeting as presented/with corrections.

Voice Vote, /

Motion by _____, supported by _____, to approve the minutes of the November 08, 2023 special meeting as presented/with corrections.

Voice Vote, /

4. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Clerk Robert Buechler

5. REPORT FROM ZBA REPRESENTATIVE: Nathan Oprita

6. PUBLIC COMMENT

If you are speaking to a Public Hearing on this agenda, please hold those comments until the public comment portion for the specific Public Hearing. 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 Comment is not a question and answer format.

- Complete a Citizen Comment Card and give to the Chairperson.
- Address the Planning Commission Chair only.
- When called, please stand at the podium and speak your name and address clearly for the record.
- Each person will be permitted to speak one time for 3 minutes. Yielding time is not permitted.

7. PUBLIC HEARING:

ITEM 7-1 REQUEST TO REZONE FROM AG AGRICULTURAL TO R-2 TWO-FAMILY RESIDENTIAL

<i>Property Owner</i> GRAB, Inc.	<i>Applicant (If Not Owner)</i> Hampton Manor Premier Assisted Living, LLC	
<i>Current Zoning of Property</i> AG Agricultural	<i>Parcel Identification Number(s)</i> 74-20-016-2004-000 & 74-20-016-2005-000	
<i>Proposed Zoning of Property</i> R-2 Two-Family Residential	<i>Street Address or Location:</i> Vacant lots, south side of Carrigan Road, west of 24 th Avenue	
<i>Fort Gratiot Master Plan Zoning Designation</i> High Density Residential	<i>Total Acreage of Site:</i> 10 acres	<i>Total Acreage to Rezone:</i> 10 acres

PROPERTY OWNER/APPLICANT PRESENTATION: Citizens will be given an opportunity to speak during the Public Hearing Comment segment following the applicant’s presentation.

Motion by _____, supported by _____, to open the public hearing for Item 7-1 at _____ P.M.
Voice Vote, /

PUBLIC HEARING CITIZEN COMMENT:

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- Complete a Citizen Comment Card and give to the Chairperson.
- Address the Planning Commission Chair only.
- When called, please stand at the podium and speak your name and address clearly for the record.
- Each person will be permitted to speak one time for 3 minutes. Yielding time is not permitted.

Written Correspondence Received:

Motion by _____, supported by _____, to close the public hearing for Item 7-1 at _____ P.M. Voice Vote, /

BOARD DISCUSSION: *There is no further Public Comment. Board member only deliberations begin at this time.*

Motion by _____, supported by _____, to recommend approval/denial of, or postpone until _____, the request to rezone vacant lots on Carrigan Road, parcels 74-20-016-2004-000 and 74-20-016-2005-000, from AG Agricultural to R-2 Two Family Residential for, for the following reasons and, if applicable, conditions:

Reasons for decision:

Conditions, if any:

Roll Call Vote: Hilton _____, Koob _____, Mills _____, Oprita _____, Wurmlinger _____, Muir _____, and Buechler _____

8. UNFINISHED BUSINESS: None

9. NEW BUSINESS:

Item 9-1: SITE PLAN APPROVAL FOR CHICK-FIL-A, 4783 24TH AVENUE / 74-20-016-2031-010

APPLICANT: PEA Group, Leslie Accardo, 1849 Pond Run, Auburn Hills, Michigan 48326

REQUEST: Site Plan Approval for proposed 5,100 square foot Chick-fil-A restaurant

LOCATION: 4783 24th Avenue (Meijer outlot, former Golden Corral site)

PARCEL#: 74-20-016-2031-010

APPLICANT PRESENTATION:

BOARD DISCUSSION:

Motion by _____, supported by _____, to (postpone until _____ / grant / grant with conditions / deny) the site plan approval for Chick-fil-A, 4783 24th Avenue, 74-20-016-2031-010 for the following reasons and, if applicable, conditions:

Reasons for decision:

Conditions, if any:

Voice Vote _____ / _____

10. COMMISSIONER UPDATES:

11. ADJOURNMENT

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