



## COUNTY OF ST. CLAIR

Metropolitan Planning Commission



January 18, 2024

Mr. Robert Buechler  
Clerk  
Fort Gratiot Township  
3720 Keewahdin Road  
Fort Gratiot, Michigan 48059

**RECEIVED**

JAN 31 2024

CHARTER TOWNSHIP  
OF FORT GRATIOT

**RE: Map Amendment – AG to R-2**

**SCCMPC # 24-002**

Dear Mr. Buechler:

On January 17, the St. Clair County Metropolitan Planning Commission considered the proposed map amendment for Fort Gratiot Township.

Following review and consideration of the enclosed staff report and related discussion, the commission acted to recommend approval to the township board.

Please complete and return the enclosed zoning referral form and return to us with the action taken by the township board. Don't hesitate to contact us should you have any questions or concerns.

Sincerely,

Lindsay Wallace  
Executive Director

:pg

Enc: Staff Report  
Zoning Referral Form

ST. CLAIR COUNTY METROPOLITAN PLANNING COMMISSION  
200 GRAND RIVER AVENUE - SUITE 202 - PORT HURON, MI 48060

[sccmpc@stclaircounty.org](mailto:sccmpc@stclaircounty.org)

**TOWNSHIP ZONING ORDINANCE AMENDMENT REFERRAL**

Please complete this form and send with all attachments to the St. Clair County Metropolitan Planning Commission for consideration. Information can be mailed or emailed to the addresses listed at the top of this form.

Township:  Date:

Clerk:  Phone:

Planning Commission Chairperson:

E-mail Address:  Fax:

\*\*\*Please indicate the PARCEL ID# of the property\*\*\*

**1. PLEASE CHOOSE ONE:**

Map Change  From:  To:   
OR  
Text Amendment/Change

**2. PLEASE INCLUDE THE FOLLOWING:**

\*\*\*NOTE: The statutory review period by the SCCMPC is 30 days after ALL items are received\*\*\*

**FOR ALL AMENDMENTS:**

- This form
- Parcel ID#
- Public hearing notice
- Minutes of the public hearing
- Minutes of your planning commission meeting where the recommendation was made
- Report from a township planner or consultant if one was used

**FOR A MAP AMENDMENT, in addition to above:**

- Proposed amendment, maps, legal description, location, dimensions, and area of property, and surrounding zoning and uses

**FOR A TEXT AMENDMENT/CHANGE, in addition to above:**

- Proposed amendment, general description of the amendment, and the specific language to be used

**3. TOWNSHIP PLANNING COMMISSION RECOMMENDATION:**

APPROVE:  DENY:  OTHER:   
REASON:   
OFFICIAL SIGNATURE:  DATE:

**4. METROPOLITAN PLANNING COMMISSION RECOMMENDATION:**

APPROVE:  DENY:  OTHER:   
REASON:   
OFFICIAL SIGNATURE:  DATE:

\*\*\*Metropolitan Planning Commission sends copy to township clerk and planning commission chair\*\*\*

**5. TOWNSHIP BOARD DECISION:**

APPROVE:  DENY:  OTHER:   
REASON:   
OFFICIAL SIGNATURE:  DATE:

\*\*\*Township clerk sends this original form back to the SCCMPC after action is taken by the board\*\*\*

Office use only: SCCMPC#  Date Received:



**ST. CLAIR COUNTY**  
**METROPOLITAN PLANNING COMMISSION**

**RECEIVED**  
 JAN 31 2024  
 CHARTER TOWNSHIP  
 OF FORT GRATIOT

**AGENDA ITEM 6E- ACTION REQUESTED**

TO: St. Clair County Metropolitan Planning Commission  
 FROM: Geoffrey Donaldson, AICP, Senior Planner  
 DATE: January 17, 2024  
 SUBJECT: Fort Gratiot Charter Township Zoning Map Amendment: AG Agricultural to R-2 Two-Family Residential [MPC # 24-002]

GENERAL INFORMATION	
Community	Fort Gratiot Charter Township
Name of Contact	Robert Buechler, Township Clerk
Township Supervisor	Robert C. Crawford
Planning Commission Chair	Robert Buechler
Planning Consultant	Jorja Baldwin
Location of Property	Vacant lots, south side of Carrigan Rd, west of 24 <sup>th</sup> Ave
Acreage	10 combined acres (5 acres + 5 acres)
Existing Use	Vacant
Proposed Use	Senior Assisted Living Facility
Existing Zoning	AG Agricultural
Proposed Zoning	R-2 Two-Family Residential
Master Plan Designation	High Density Residential
Utilities	Water and Sewer
Public Hearing	December 12, 2023
Township PC Recommendation	Approve
MPC Staff Recommendation	Approve - Concur with Township Planning Commission

ANALYSIS OF SURROUNDING LAND USES			
	Existing Use	Existing Zoning	Master Plan Designation
North	Vacant	R-1A Single Family Residential	High Density Residential
South	Vacant	C-2 General Business	Development Focus Area 1
East	Vacant	C-2 General Business	Uptown Business District
West	Vacant	AG Agricultural	High Density Residential

## MPC STAFF ANALYSIS

### 1. Will the proposed rezoning be in general conformity with the future land use plan, thoroughfare plan, and planning objectives of the Township Master Plan or other adopted plans?

Yes, the parcels are located within the High Density Residential District. This area is designed to act as a buffer zone between residential and commercial uses, and to prevent the sprawl of commercial development west on Carrigan Road. The parcels to the east contain the last large tract available for high density commercial. The proposed rezoning is also consistent with the list of planning goals provided for in the master plan. There are very few parcels currently zoned R-2.

### 2. Will the proposed rezoning be in general conformity with the Vision Based Policy, future land use, and goals and objectives of the St. Clair County Master Plan?

Yes, the parcels are located within the Urban and General Services District.

### 3. Will the proposed rezoning substantially decrease the value of or be out of harmony with property in the neighboring area?

No. While the current zoning is AG, the area is mostly vacant or single-family homes on large, mostly wooded, parcels. Because the land at the intersection is commercial, a higher-density residential use between that and the existing rural residential area to the west makes the property more desirable for a use not contrary to residential.

### 4. Will the proposed rezoning materially endanger the public health or safety?

No. The proposed zoning is an appropriate transition between the heavy commercial development existing to the south east (and zoning directly to the east) and the residential zoning north of Carrigan.

### 5. Is the proposed use appropriate according to the permitted uses for the proposed zoning district?

The proposed use is a permitted special land use in R-2, but is not a permitted use by right. Senior living facilities are not permitted by right or special land use in the AG district. If the Board of Trustees adopts the ordinance amending the zoning map, thereby approving the rezoning, the applicant may then file a request to the Planning Commission for special land use and site plan approval.

### 6. Would the rezoning constitute a spot zone granting a special privilege to one landowner not available to others?

No. Most of the surrounding parcels are identified in the township master plan as uses different than are zoned today, and any land owner could seek rezoning approval.

### 7. Has there been a change on conditions in the area supporting the proposed rezoning?

Yes, the revised township master plan has designated this area as high density residential. Additionally, the rezoning would allow for a senior living facility which is not only a more desirable use as a buffer between commercial and rural residential, but there is a demonstrated need for senior living. According to the Council on Aging and the SCC Master Plan, there are waitlisted seniors now and very few options locally.

### 8. Are public utilities, such as water and sewer, available?

Yes

### 9. Will the rezoning severely impact traffic, public facilities, and the natural characteristics of the areas, or significantly change population density?

No. If duplexes are built, the traffic generated and any other changes would be no more impactful than the construction of single-family homes.

## MPC STAFF RECOMMENDATION

Staff recommends that the St. Clair County Metropolitan Planning Commission concur with the Fort Gratiot Charter Township Planning Commission and recommend approval of the proposed zoning map amendment, as presented, based on the following reasons:



- The proposed rezoning is generally consistent with the St. Clair County Master Plan.
- The proposed rezoning is consistent with the Fort Gratiot Master Plan, specifically the goals and objectives and the future land use plan.
- The land directly east is the last large tract available for high-density commercial, and the R-2 district allows for high-density residential, which creates a more desirable buffer for the surrounding properties.
- R-2 allows for more uses than AG, and helps protect the rural residential in the area by preventing office or commercial sprawl.
- There is a lack of R-2 zoned land, and both duplex developments and senior living facilities are in more demand.
- Rezoning to R-2 does not prohibit most of the uses currently permitted in AG.

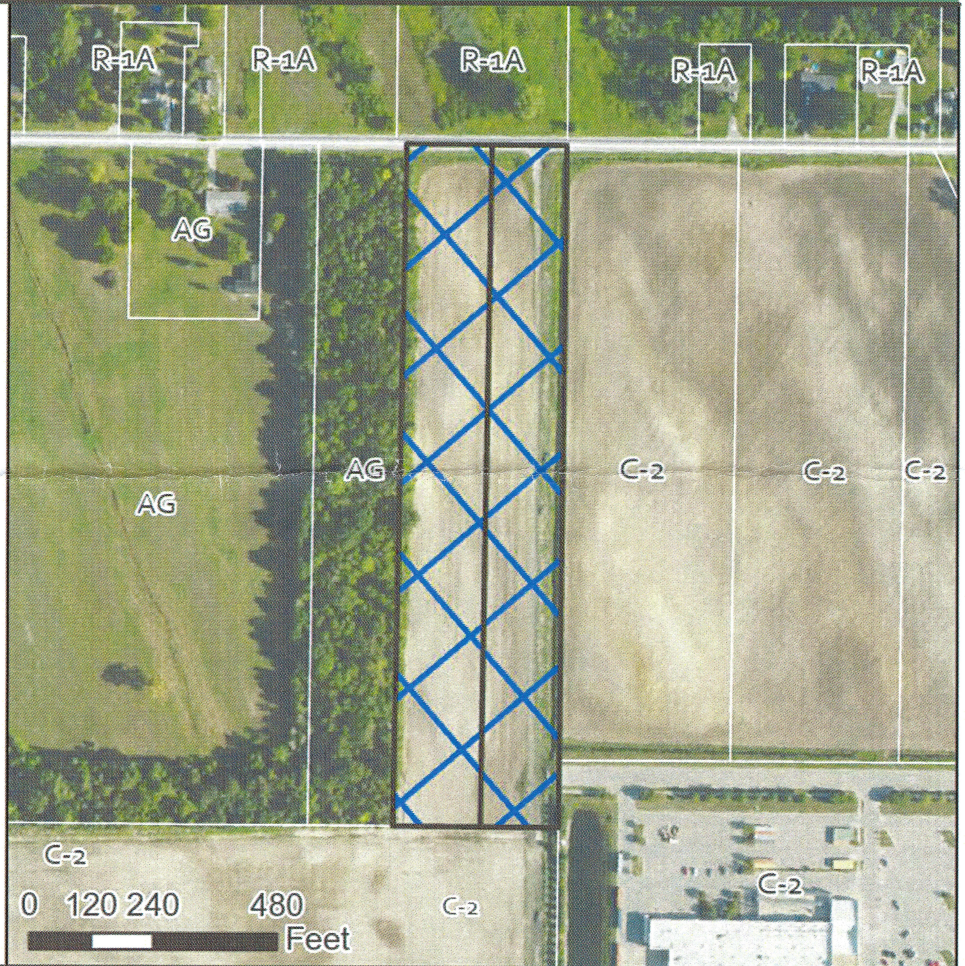
# Fort Gratiot Charter Township

74-20-016-2004-000; 74-20-016-2005-000

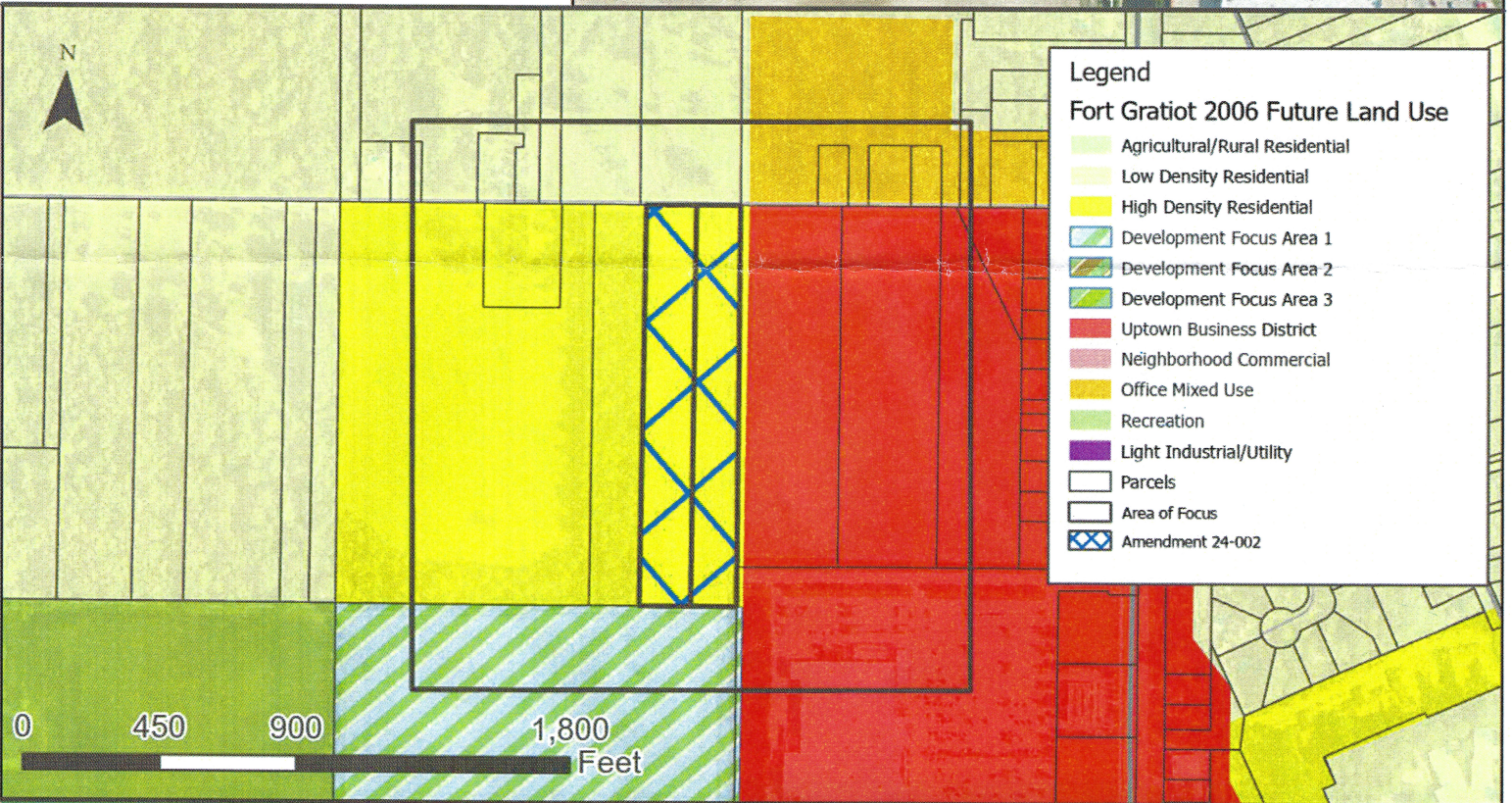
## Area of Focus

Parcel Area: 10 acres (5 acres; 5 acres)  
 Current Zoning: AG, Agricultural  
 Current Use: Vacant  
 Proposed Zoning: R-2, Two-Family Residential  
 Proposed Use: Senior Assisted Living Facility  
 Planned Land Use: High Density Residential















 Area of Amendment  
 Parcels



## Future Land Use



**Legend**  
**Fort Gratiot 2006 Future Land Use**

-  Agricultural/Rural Residential
-  Low Density Residential
-  High Density Residential
-  Development Focus Area 1
-  Development Focus Area 2
-  Development Focus Area 3
-  Uptown Business District
-  Neighborhood Commercial
-  Office Mixed Use
-  Recreation
-  Light Industrial/Utility
-  Parcels
-  Area of Focus
-  Amendment 24-002