

7:00 o'clock p.m. Chairperson Buechler called the meeting of the Planning Commission to order.

**1. ROLL CALL**

PRESENT: Buechler (C), Hilton (VC), Muir, Oprita, Gerstenberger

ABSENT: Koob, Mills (S)

ALSO PRESENT: Jorja Baldwin, Zoning/Planning Consultant  
 Remberto Campos, 4007 Pine Grove Road  
 Dean Marlar, Zoning Board of Appeals/Board of Review  
 Nancy Krencicki, Krafft Road  
 Connie Neese, Parks Commission  
 Jane Hilton, Guilford Lane

**2. APPROVAL OF AGENDA: February 13, 2024**

Motion by Muir, supported by Oprita, to approve the agenda as printed and posted.  
 Voice Vote, 5/0. Motion Passed.

**3. APPROVAL OF MINUTES: January 9, 2024**

Motion by Oprita, supported by Hilton, to approve the minutes as presented.  
 Voice Vote, 5/0. Motion Passed.

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

- Introduced and welcomed new planning commission member Dan Gerstenberger
- Spicer Engineering to begin campground and trail design
- Early voting will be held each day between February 17-25, leading up to the 02/27 Presidential Primary

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

- No meeting in January, but will meet the new ZBA representative, Karri Petho, at the next meeting.

**6. PUBLIC COMMENT:** None

**7. PUBLIC HEARING:**

**ITEM 7-1**

**REQUEST TO REZONE FROM R-1B SINGLE-FAMILY RESIDENTIAL TO C-1 NEIGHBORHOOD BUSINESS:**

<i>Property Owner</i> Remberto Campos	<i>Applicant (If Not Owner)</i> Owner	
<i>Current Zoning of Property</i> R1B – Single Family Residential	<i>Parcel Identification Number(s)</i> 74-20-021-3027-000	
<i>Proposed Zoning of Property</i> C1 – Neighborhood Commercial	<i>Street Address or Location:</i> 4007 Pine Grove Road	
<i>Fort Gratiot Master Plan Zoning Designation</i> Low Density Residential	<i>Total Acreage of Site:</i> 0.719 acres	<i>Total Acreage to Rezone:</i> 0.719 acres

**PROPERTY OWNER/APPLICANT PRESENTATION:** *Mr. Campos purchased the property 4 years ago. He hopes to put a low-density commercial space on the first floor and two apartments on the second floor, 1 - 2 bedroom and 1 - studio apartment. It is too large for a single family residence. Parking on multiple sides of building to ensure enough parking for each use.*

Motion by Muir, supported by Oprita, to open the public hearing for Item 7-1 at 7:08 P.M.  
 Voice Vote, 5/0. Motion Passed.

**PUBLIC HEARING CITIZEN COMMENT:**

Nancy Krencicki – opposed to any commercial use on property, building needs demolished

Written Correspondence Received: None

Motion by Buechler, supported by Muir, to close the public hearing for Item 7-1 at 7:11 P.M.  
Voice Vote, 5/0. Motion Passed.

**BOARD DISCUSSION:**

Oprita mentioned it is a busy intersection. New businesses are good and improving our current buildings is preferred. Oprita asked if the trees would be removed. Mr. Campos said no. Baldwin mentioned the trees are a good use for screening between properties.

Muir mentioned the history of the building was a party store with living above. Baldwin said it was a lawfully existing use. It was changed to a multiple family home at some point but prior to any ordinances allowing it. The past fifteen years it has become a blighted property. The building and use has always been non-conforming. Baldwin stated that intersection is predicted to have a roundabout.

Parking was discussed. Hilton confirmed for any commercial use they would need to come back for approved uses. Gerstenberger asked if a septic was there and if sewer was available. Mr. Campos mentioned he has a potential lease for the first floor for an art studio.

**Motion by Buechler, supported by Hilton, to recommend approval of the request to rezone 4007 Pine Grove Road, parcel 74-20-021-3027-000, from R1B – Single Family Residential to C1 – Neighborhood Commercial for, for the following reasons and conditions:**

Reasons for decision:

- The proposed rezoning is consistent with the general goals and objectives and the defined uses in the Fort Gratiot Master Plan.
- The lands on the opposing three corners are zoned C-2 General Business, making this corner undesirable for a single-family home.
- Allowing the building to be used as originally designed may create a more desirable buffer from future development on the other three corners for the surrounding and adjacent properties.
- Rezoning will allow the structure and property to remain conforming while providing Fort Gratiot the ability to reasonably and appropriately allow functional uses; allow for clear standards the property owner will be required to meet and for Fort Gratiot to enforce in the case of noncompliance.
- There is a lack of mixed-use opportunities, with less than 200 acres of land zoned for office and low density commercial with living space.
- The rezoning removes a Class B non-conforming use, protects a 109-year-old structure, and may help prevent a blighted property

Conditions: Special land use and site plan review to come back to the Planning Commission if rezoning is adopted.

Roll Call Vote: Yay - Hilton, Gerstenberger, Muir, Buechler, Oprita; Nay - None

8. **UNFINISHED BUSINESS:** None

9. **NEW BUSINESS:** None

10. **COMMISSIONER UPDATES:** None

11. **ADJOURNMENT**

**Motion by Buechler, supported by Muir, to adjourn. Voice Vote, 5/0. Time, 7:44 P.M.**