

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

1. ROLL CALL

PRESENT: Buechler (C), Koob, Muir, Oprita, Gerstenberger

ABSENT: Hilton (VC), Mills (S)

ALSO PRESENT: Courtney Landreville, Recoding Secretary
 Jorja Baldwin, Zoning/Planning Consultant
 Vance Richardson, Fort Gratiot
 Robert Lopez, Clyde
 Linda Lopez, Clyde
 Tim Block, Port Huron
 Sue & Bob Pearson, Fort Gratiot
 Sandra Richardson, Fort Gratiot
 Margaret Allen, Fort Gratiot

2. APPROVAL OF AGENDA: November 12, 2024

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

3. APPROVAL OF MINUTES: February 13, 2024

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

4. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Clerk Robert Buechler

- Election last week: New Supervisor, Crawford transitioning to trustee and Kish did not seek reelection. Other members staying the same. Early voting, absentee & in person turnout was recording breaking
- MDOT Grant 2028 Path from Burger King to Carrigan Road on 24th Avenue
- Township board entered into a consent agreement with Portside Solar

5. REPORT FROM ZBA REPRESENTATIVE: Nathan Oprita - No updates

6. PUBLIC COMMENT

- Vance Richardson: Pledge of allegiance, township sign, Portside Solar proposal
- Sandra Richardson: Portside solar proposal
- Margaret Allen: Portside solar proposal

7. PUBLIC HEARING:

ITEM 7-1

REQUEST TO REZONE FROM R1B SINGLE FAMILY RESIDENTIAL TO RM RESIDENTIAL MULTIPLE FAMILY

<i>Property Owner</i> Linda Lopez	<i>Applicant (If Not Owner)</i> Owner	
<i>Current Zoning of Property</i> R1B – Single Family Residential	<i>Parcel Identification Number(s)</i> 74-20-021-1007-000	
<i>Proposed Zoning of Property</i> RM – Residential Multiple Family	<i>Street Address or Location:</i> N/A Keewahdin Road	
<i>Fort Gratiot Master Plan Zoning Designation</i> High Density Residential	<i>Total Acreage of Site:</i> 10.000 acres	<i>Total Acreage to Rezone:</i> 10.000 acres

PROPERTY OWNER/APPLICANT PRESENTATION: *Tim Block with Showtime Realty is working with Mrs. Lopez and developers for the needed affordable housing in the area. Potential senior center, tiny houses, or other housing in the area. They wanted to start with the rezoning request and begin researching housing options once rezoned.*

**Motion by Buechler, supported by Oprita, to open the public hearing for Item 7-1 at 7:19 P.M.
 Voice Vote, 5/0. Public Hearing Open.**

PUBLIC HEARING CITIZEN COMMENT:

- Margaret Allen: Does not think tiny home or trailer parks should be allowed, excess traffic
- Vance Richardson: Not supportive of tiny houses

Written Correspondence Received: Applicant letter received from Linda Lopez on 11/11/2024

**Motion by Buechler, supported by Oprita, to close the public hearing for Item 7-1 at 7:22 P.M.
Voice Vote, 5/0. Public Hearing Closed.**

BOARD DISCUSSION: Oprita clarified that any proposals for property will need to come back for a site plan review, this meeting is only to rezone the property. Agrees more housing is needed in the area and further review for a future site plan will ensure a development that will fit our needs.

Buechler does not have any issues with the rezoning, matches the master plan, good buffer between commercial to the east and residential to the west.

Koob asked what the minimum square footage is required. Baldwin clarified that in Multiple Family anything listed under residential can be built under RM. Manufactured home parks are only allowed under a specific zoning required by the state. A tiny home would be done under a Planned Unit Development (PUD) which is a 6ish month process. R1B requirement is 1200 SQ FT minimum requirement. If they went the PUD they could potentially have smaller footprints. Baldwin referenced page 3 of the zoning review which shows what is allowed under RM. They discussed requirements of open land/park areas under different development types. Koob asked what “tiny house” means, Baldwin said tiny house is considered the size of an apartment, anywhere from 450-1050 SQ FT. Baldwin mentioned many townships are lowering the minimum requirement for new housing development. Koob asked Mr. Block if smaller housing is a need right now, Mr. Block stated there is a huge need for that size of home. Koob brought up concerns regarding large apartment/developments for this property if rezoned. Baldwin stated that any development that would be proposed for this property if rezoned would have to come back to this board to approve.

Muir mentioned this is the perfect spot for affordable housing for young families, older couples downsizing, single people wanting to own their homes. Muir mentioned she sees these smaller developments with smaller houses all over the country.

Motion by Buechler, supported by Oprita, to recommend approval of the request to rezone parcel 74-20-021-1007-000, from R1B – Single Family Residential to RM – Residential Multiple Family, for the following reasons:

- 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 and north is zoned commercial, and the RM district allows for high-density residential creates a more desirable buffer for the surrounding residentially used and zoned properties.
- RM helps protect the rural residential in the area by preventing office or commercial sprawl.
- There is a lack of RM zoned land, and there is a demonstrated (not yet studied) desire for more of a variety of living options by way of size, price point, and locale.
- Rezoning to RM does not prohibit most of the uses currently permitted in R-1B.
- Any use proposed in the future will require Planning Commission approval.

Roll Call Vote: 4/1, Koob voting no. Motion Passed.

8. **UNFINISHED BUSINESS:** None

9. **NEW BUSINESS:** None

10. **COMMISSIONER UPDATES:** Koob: Portside solar proposal

11. **ADJOURNMENT**

Motion by Oprita, supported by Muir, to adjourn. Voice Vote, 5/0. Time, 7:47 P.M.