

Planning and Zoning Commission
Charter Township of Gun Plain
Minutes of January 19, 2022

Members present; Sullivan, Kellogg, Bennett, Albertson-Stowell, Lee, Webber
Absent; Shannon

Motion by Sullivan 2nd Albertson-Stowell to approve the December 15, 2021
minutes All Approve

Motion by Webber 2nd Lee to approve the Agenda All Approve

New Business

1. Election of Officers

Motion by Sullivan 2nd Albertson-Stowell to elect Bennett as Chairperson
All Approve

Motion by Bennett 2nd Albertson-Stowell to elect Sullivan as Vice-Chairperson
All Approve

Motion by Sullivan 2nd Lee to elect Webber as Secretary All Approve

2. Joint meeting with Township Board will be at our February 16th meeting

Old Business

Motion by Lee 2nd Webber to take off the table amend the zoning map for
Ray Bradshaw, 1177 106th Ave. Approved

Ray Bradshaw is requesting a rezone of Parcel # 03-08-550-003-00, from R-2 to
C-2. He is looking to operate a small engine/lawn mower repair business.

A letter (attached) opposing this request was received from Kimberly Pomeroy,
she is an immediate neighbor.

The Board went through the Zoning Map Amendment Criteria (attached)

Motion by Webber 2nd Sullivan we request that the Gun Plain Township Board of
Trustees deny the request for a rezone from R-2 to C-2 for Ray Bradshaw 1177
106th Ave, Parcel # 03-08-550-003-00 as it does not meet the Zoning Map
Amendment Criteria (attached). Specifically items 1, 2, 7,9,10 and 12.
Approved

Approve-Bennett, Sullivan, Webber Opposed-Lee, Albertson-Stowell
Abstain-Kellogg

Page 2
Planning and Zoning January 19, 2022

2. Motion by Bennett 2nd Lee to take off the table a request for a Special Land Use for Ray Bradshaw, 1177 106th Ave.
Approved

The Board went through the Standards for Granting a Special Use

Motion by Lee 2nd Sullivan to table this until the February 16th 2022 meeting. We would like Mr. Bradshaw to submit a detailed sketch of the proposed fencing.
Approved

3. Future Land Use Map/ Master Plan

We reviewed the current results of the Survey which is open until the end of January

Communication

Letter received from FEMA in regards to Lake Doster

Motion by Bennett 2nd Lee to adjourn Approved

D. Webber

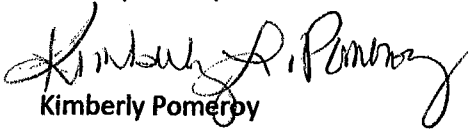
To Whom It May Concern:

I am opposed to Ordinance No. 177 and for the Special Land Use Permit for small engine repair by Raymond Bradshaw, Jr. I feel the ordinance will be detrimental to my property value.

Mr. Bradshaw has already moved an abundance of lawn mowers, snow blowers and various other machines onto this property, potential leaking fluids into the ground as they do not appear to be in good working condition. There are fences hap hazardously set up in an effort to hide these items. It's an eyesore. He burns miscellaneous things that often are not pleasant which leads me to believe, he probably should not be burning them. There are often loud noises being heard from the property as well. I believe there are environmental concerns as well as these machines often have fluids that need to be disposed of property and I'm not sure how I would be reassured that they are being properly disposed of. I feel this will increase the traffic in the area and as I have small children, I am concerned about the safety aspect of that.

I also feel this area is for families and we have built our homes here. I do not wish to have a business this close as I feel it takes away from the family environment. There are several places nearby that are empty that would serve Mr. Bradshaw's purpose, while making use of an empty building and provide revenue for the city.

Thank you for your time and consideration for my concerns


Kimberly Pomeroy

Ray Bradshaw
1177 10th

R-2 to C-2

03-08-350-003-00

C. Zoning Map Amendment Criteria

In considering any petition for an amendment to the Zoning Map, the Planning Commission and Township Board shall consider the following criteria in making its findings, recommendations and decision:

1. Consistency with the goals, policies and future land use map of the Gun Plain Charter Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area. *No*
 Not consistent w/ Future Land Use Map
2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted under the current zoning.
 No
3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.
 N/A
4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
 No
5. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.
 Yes
6. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
 Yes

Ray Bradshaw
03-08-550-003-00

7. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the Township currently zoned and available to accommodate the demand.

No

8. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.

N/A

9. If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.

No

It must be C-2 to allow for special land use

10. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?

No

11. The requested rezoning will not create an isolated and unplanned spot zone.

No

It will create a spot zone

12. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.

No