

Charter Township of Gun Plain  
Planning and Zoning Commission  
Minutes of December 21, 2022

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

**Motion** by Lee 2<sup>nd</sup> Novick to approve the minutes for November 26, 2022  
Approved

**Motion** by Webber 2<sup>nd</sup> Lee to approve the agenda as written Approved

**New Business**

Public Hearing

**Motion** by Webber 2<sup>nd</sup> Lee to close the regular meeting and open the public meeting Approved  
Rezone request from C-1 to C-2 for US131 Properties, 623 11<sup>th</sup> Street, Wayne Layman  
No Public Comment, letters or calls on this request

**Motion** by Webber 2<sup>nd</sup> Albertson-Stowell to close the public meeting and open the regular meeting Approved

The board went through the Zoning Map Amendment Criteria.

**Motion** by Lee 2<sup>nd</sup> Novick we recommend the Gun Plain Township Board of Trustees approve the request to rezone Parcel # 03-08-018-015-10, US 131 Properties, 623 11<sup>th</sup> Street for Wayne Layman as it meets the Zoning Map Amendment Criteria (attached). All Approve

**Old Business**

Future Land Use Map/Master Plan discussion.

**Communications**

Watson Township is updating their Master Plan.

**Zoning Administrator**

No response from Riddermans

**Motion** by Webber 2<sup>nd</sup> Alberstson-Stowell to adjourn Approved

D.Webber

US 131 Properties

Wayne Layman

623 114th St

#03-08-018-015-10

**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.  
YES
2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted under the current zoning.  
YES
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.  
YES
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

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.

yes

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.

yes

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.

yes

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?

yes

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

yes

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

yes