

Charter Township of Gun Plain
Planning and Zoning Commission
Minutes of June 19, 2024

Members present; Sullivan, Novick, Gustafson, Bennett, Albertson-Stowell,
Webber
Absent; McHugh

Motion by Sullivan 2nd Novick to approve the minutes of May 15, 2024 Approved

Motion by Novick 2nd Sullivan to approve the Agenda as written Approved

New Business

Public Hearing on Ordinance 185

Motion by Albertson-Stowell 2nd Novick to open the Public meeting Approved

A letter was submitted by Lorna Foster opposing Ordinance 185(attached)

Motion by Albertson-Stowell 2nd Sullivan to close the Public meeting Approved

Motion by Novick 2nd Sullivan to open the regular meeting Approved

The Planning Commission went through the Zoning Map Amendment Criteria

Motion by Sullivan 2nd Webber to recommend the Gun Plain Township Board of Trustees approve the request to rezone Parcel # 03-08-028-038-10 for Paul Walker 606 M-89 as it meets the Zoning Map Amendment Criteria (attached)
All Approve

Old Business

1. Solar Energy-Reducing/waiving fees will be discussed with the Trustees
2. Zoning Splits-Pending

Board Comment

Solar Panels-Bennett discuss and possibly change the solar panel size.

Motion by Webber 2nd Novick to adjourn Approved

D.Webber

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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:

- OK 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.
- OK 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted under the current zoning.
- OK 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.
- OK 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.
- OK 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.
- NA 6. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

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- OK 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.
- OK 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.
- OK 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.
- NA 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?
- OK 11. The requested rezoning will not create an isolated and unplanned spot zone.
- OK 12. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.

To Whom it May Concern:

I Lorna Foster am against any change in Residence on or near 610 E. M-89, Plainwell, Mich.

When we purchased the 10 acres from Barbara Welch we signed a one (1) home only paper. I am unable to find said paper as it was done 47 years ago. The original owner of said land in question also signed one.

It appears that all of our Surveying stakes have been removed and some of our land is being used. I do believe the barn is not in accordance with the boundary line. They property goes to the East not West. I am requesting a new survey be conducted and that stakes be placed every 200 feet distance from one another.

Thank you
Lorna G Foster