

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING – AUGUST 2, 2017
REGULAR MEETING – AUGUST 2, 2017
MEETING ROOM – 7:00 PM

The regular meeting of the Windsor Charter Township Planning Commission was called to order by Vice Chairperson Fran Johnson at 7:00 pm.

Present: Johnson, Bergamini, Brija, Holtz and Pray
Absent: Sabourin
Also Present: Lisa Rumsey, Clerk

Bergamini moved and Brija seconded to approve the agenda as presented. Carried 5-0.

Bergamini moved and Brija seconded to approve the minutes of the previous meeting. Carried 5-0.

Correction from Prior Meeting:

A. Bergamini moved and Brija seconded to rescind appointment of Holtz as chairperson. Carried 5-0.

B. In accordance with the Planning Commission Rules of Procedure, Vice Chairperson Johnson succeeds as new Chairperson.

C. Brija moved and Pray seconded to appoint Holtz as new Vice Chairperson. Carried 4-1.

The Public hearing for the Change of Zoning Request for the Township's Creyts Road Properties (Parcel No. 080-002-100-022-00 from R-1M to M-1 and Parcel No. 080-003-200-041-00 & 080-003-200-051 from B-2 to M-1), was called to order by Chairperson Johnson at 7:05 pm.

Marcus Braman, township supervisor, gave an overview of how the township acquired the properties and the challenges of selling the property at their current zoning. The township was advised to market property as industrial and currently have purchase agreements on all three parcels, just waiting on zoning change to proceed. M-1 is light industrial. This proposed zoning change comes with all uses of B-2, highway services, as well as some light industrial. We have an opportunity to rehabilitate the Lansing Road corridor and these properties are at the start of that corridor coming out of Lansing. This will help provide a tax base, so can continue to provide services to the township without having to tax the residents.

Sue Butler, 7188 Williams Road – Is zoning being requested for M-1 on both sides of Creyts Road? Supervisor Braman responded yes. The East side is currently zoned R-1M, Multiple Family Residential, where Pray Farms is currently farming, and gave an overview of boundaries. The West side is currently zoned B-2, Highway Service, where development had been started previously and sewer had been installed.

Lynda Fox, 5039 N. Canal Road – Can you tell what is being built on either site? Supervisor Braman responded, they have not really disclosed that information. The types I have heard of so far is a bedding company and warehouse & distribution centers. Working with two different developers, so eventually the properties will probably be broken up into multiple properties.

Supervisor Braman discussed residential districts and by zoning there has to be a buffer, such as berms, trees, or privacy fence plus there are set back requirements and site plan approvals that have to be done. The idea there is going to be a factory by a house is not going to happen.

Corey Baker, 7482 Creyts Road – Expressed his concerns with the increase of traffic, noise and smells that will be created as well as property values.

Kevin Wernet, Executive Director of Woldumar Nature Center, 5739 Old Lansing Road – Asked is there a certain criteria that is followed for a rezoning request, are there other areas in the township that are zoned M-1 and what makes these properties more desirable to the developers? The criteria for a rezoning request was discussed and is available on our website. Questions were answered sufficiently. The Woldumar members and board of directors are concerned with the waste that washes into the Grand River and the fumes in the air from the existing surrounding industrial properties. Very concerned with the

environmental impact. Feels it's a wasted opportunity to see the land on the East side of Creyts Road not go into conservation.

Roby Axline, 7640 Creyts Road – Agrees with Kevin Wernet, expressed his concerns with the impact on the current wildlife and would like to see the land be donated to Woldumar Nature Center.

Discussion took place on the state buildings in the township, the insufficient funding from the state for fire protection and the need to sell the properties to fill the funding gap so the township doesn't have to raise taxes.

Kern Slueter, 9502 Walnut Hwy. – Went over the state equalized value between agricultural/recreational and industrial land. M-1 zoning isn't always distribution, sometimes its assembly. It will bring jobs to the area and increase the value of the property. At minimum, the value will increase 20 times the value of agricultural property.

Commissioner Pray – Being the farmer who farms this land, we lose approximately a quarter of our crops every year from the deer eating the crops.

The current zoning of multiple family residential for the East side of Creyts Road was discussed and the negative environmental impact if it remained at current zoning. The environmental concerns were discussed with the potential buyer and they are designating a good portion of land, including along the river, that will left as green space.

Joe Neller, 1118 Shelter Lane, Lansing – Represents the buyer on the East side of Creyts Road. Will be developing as an industrial park. Have a plan to erect roughly 45,000 concrete tilt up brand new warehouse shell and hope to have it filled by a tenant that can use that facility. It stays in line with what the market needs. We have no intention of being by the river, rivers can flood and clearing of the tree line can be costly.

Corey Baker, 7482 Creyts Road – Discussed the volatiles and solvents, etc. and the impact the existing industrial property and asphalt company to the north in Delta Township already has on his family. Concerned with the truck traffic increase and whether Creyts Road can be widened.

Ray Moore, representing Lansing Board of Water & Light – From a planning perspective, the BWL has a lot of assets on these parcels and would like to be made aware of any decisions being made. If the decision is to go forward, they would like to work with the developers to utilize what's there already.

Roby Axline, 7640 Creyts Road – Expressed his concern with building in the floodplain and the impact of the properties downstream. A response was given that any building taking place in a floodplain would have to done in accordance with the township ordinances and the approval of State of Michigan including DEQ and DNR.

Shannon Baker, 7482 Creyts Road – Concerned with Creyts Road being a two lane road, feels there is no room to expand. Also concerned with increase in traffic on Creyts Road. Supervisor Braman responded he is working with the Eaton County Road Commission and there is room to expand both side of Creyts Road. Also it was noted that Eaton County owns 33' on both sides of Creyts Road as road right of way.

Lynda Fox, 5039 N. Canal Road – In talking about environmental impact, concerned about our well water. As long as there's no dangerous chemicals, she doesn't have a problem.

Larry Clark, L.D. Clark Companies – Emailed Clerk Rumsey expressing he is in favor of the zoning change.

With no more comments or questions, Chairperson Johnson closed the public hearing at 7:58 pm.

Reports:

Board of Trustees: Pray reported township approved to join the Lansing Chamber of Commerce.

Board of Appeals: None.

Board of Review: Brija reported no one from the public showed for the July Board of Review, made about 16 adjustments to properties.

Reports & Announcement: Pray reported on receiving an email on an existing cell tower equipment modifications that will be forwarded to the supervisor.

Hear Public present on agenda items: None.

Unfinished Business:

Pray moved and Brija seconded to recommend to the Township Board to adopt the rezoning of the Creyts Road Properties Parcel No. 080-002-100-022-00 from R-1M to M-1 and Parcel No. 080-003-200-041-00 & 080-003-200-051 from B-2 to M-1 being in compliance with the Master Plan, Comprehensive Plan and fitting with sound land use. Carried 5-0.

Pray moved and Brija seconded to untable the change of zoning request for 5096 Canal Road from Dimondale Equity LLC. Carried 5-0.

Pray moved and Holtz seconded to recommend to the Township Board to approve the rezoning request for 5096 Canal Road from R-1A to B-2. (Noting that the proposed use will need a special use permit). Carried 4-1.

New Business:

Chairperson Johnson appointed Bergamini and Holtz to review the Planning Commission's By-Laws and Rules of Procedures.

Hear Public Present on any Subject:

There was discussion on the 5096 Canal Road property rezoning and having to apply for a special use permit that will need to be reviewed yearly. Terry Auten of Dimondale Equity stated he wants to clean up the property, get to know the neighbors and be part of the community.

With no further business **Pray moved and Brija seconded to adjourn the meeting. Carried: 5-0.**
Adjournment: 8:17 pm.

Lisa A. Rumsey, Clerk
Windsor Charter Township