

ALLEGAN TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 13, 2020

- I. Call to Order
 - A. Chair Heckman called the meeting to order at 7:30 pm.
 - B. Those present were Ted Heckman, Keith Behm, Marty Ruiter, Mike Buese, Jeremy Dutkiewicz, Jim Connell and Chad Kruithoff. Also present were Supervisor Schulz and Mr. & Mrs. Dan Wagner from Partnership Development.

- II. Clerk Linda Evans, swearing in Jeremy Dutkiewicz and Ted Heckman for another three years on the Planning Commission
 - A. Clerk Evans swore in Dutkiewicz and Heckman.

- III. Election of Officers
 - A. Connell/Buese retain the current officers, Chair Ted Heckman, Co-Chair Keith Behm, and Connie Rushmore as Secretary. Motion passed unanimously.

- IV. Approve the Minutes from the November 11, 2019 and the November 25, 2019 Meetings.
 - A. Dutkiewicz made motion to approve the minutes – Second by Connell. Motion passed unanimously.

- V. RE-Zoning – Partnership Development (Dan Wagner) & Site Plan Review
 - A. Mr. Wagner stated the proposal was not for storage or use storage no big yard lighting and not industrial. Will be condo units for boats, RV's, workshop and office. Each one will have electricity, gas, sewer and water. They will be high end buildings. On the other side of property is Commercial.
 - B. Heckman asked if Mr. Wagner was going to build all at one time. Wagner stated he would start with 3 buildings and market will determine if he does more.
 - C. It was stated that the site condos will have rules and regulations and nothing stored outside – no manufacturing or commercial use.
 - D. Heckman asked if he will sell units on leased land. Wagner stated it looks like it might suit the land.
 - E. Connell asked how tall with Mr. Wagner stating 12' walls - \$85,000 and some 14' walls - \$110,000.
 - F. Wagner stated that he would be keeping up the property and will set up an association. Also the building is not finished on inside so whoever purchases the bldg. will have to finish the inside.
 - G. Connell asked if the electric would be over head. Wagner said it would be underground and he has talked with Consumers.
 - H. Mike Tiller on 34th St. asked what would be the size of buildings and what about the parking.
Wagner said the buildings would be 32x42 and 45x90 and the parking would be gravel.
 - I. Supervisor Schulz stated if rezoning is left to residential he could put in 5 or 6 homes. If take property to C1 it would allow him to put in 9 buildings as C1 Permitted by Right.
 - J. It was stated from the audience that storage was not a new idea and this was not discussed when first developed. Also suggested the Township Master Plan has not been done since 2010 and Supervisor Schulz stated the storage was a new idea and that the

- Master Plan was revised in 2016.
- K. Mark Chambers - building on lot 57. He was wanting to know what is allowed in C1, Connell read from the Township Zoning Book.
- L. Tom Hardin – 3298 Westview Dr – He was not clear on C1. So it was explained and Supervisor Schulz said restrictions can be put on for only 1 use. The home owners don't want it to look like an industrial park with Mr. Wagner saying it would not look like an industrial park.
Mr. Hardin had concern that it was spot zoning. Schulz stated the Township Attorney was contacted and the attorney stated it was not spot zoning.
- M. Judy Hardin – is conditional rezoning for Mr. Wagner only – Supervisor Schulz stated that it seems Mr. Wagner wants to put restrictions and the Planning Commission can put restrictions on.
- N. Connell explained conditional rezoning that was put on Gary Clark. Mr. Wagner stated this is the project he wants to do and if he has to make it conditional he would.
- O. Gary Leonard owns Lot 5 on Autumn Trail. His home would be looking at C1. They may consider selling the property. Mr. Leonard stated that Mr. Wagner has done well with all these folks and he doesn't appreciate Mr. Wagner doing this. Mr. Leonard hopes that the Planning Commission will consider the many and not the few.
- P. Elsie Jones lives at 1707 Westview- She doesn't really care if zoned C1 or R2. She feels the 5 bldgs instead of 9 is ok.
- Q. John Moczerd lives at 7338 Autumn Trl. When he purchased the land he had no idea this would happen. If he knew he would never have bought. If sell home it would be hard to as looking at pole buildings.
- R. Mark Chambers - Lot 57. He is building a nice home over the River – doesn't want to have to ensure visual integrity of property. He feels it doesn't match Riverview Community. He doesn't want to have to look at pole buildings on his way in.
- S. Frank Murphy – 3314 Westview Court – the surrounding properties are zoned R2 and concerned this project would change the neighborhood.
- T. Allen Lynema Autumn Trl lots 1 & 2. Where they did live they considered how to redo current home decided to design own home. They contacted a builder. If there were pole buildings across the street they would not have bought.
- U. Carol Murphy 3314 Westview – She walks and enjoys the properties and at their annual meetings they discuss new homes and the plans people have. She knows that the law states that Dan has the right to do this.
- V. Judy Hardin if maintained right now at R2 – each would have own property. Supervisor Schulz stated there could be a home and storage building.
- W. Chair Heckman closed the public hearing and opened up to the Planning Commission members.
- X. Kruithoff stated the buildings can be sided and roofed to not look like a pole building.
- Y. Connell – Given lot of thought and it is a big deal but looking at the property there is already C1 on Autumn Trail, but with C1 it takes away from the look of the property. Connell also thought Mr. Wagner would be owning forever. Mr. Wagner stated no he would not be owning forever. Connell agreed with Kruithoff that you can build a pole building that looks like a home. If rezoned with conditions – then enforcement is up to the Township.
- Z. Buese stated he would go along with 5 and agree he wouldn't care for rezoning.
- AA. Behm agreed with Buese to do 5 and see how it looks and if sells and hold off on

rezoning to C1.

BB. Ruitter – When first came to meeting he had read all the letters and feels too many questions with placing this in C1. He feels it is a great opportunity for the younger entrepreneurs.

Not comfortable with this project with condo.

CC. Dutkiewicz – feels it needs to be kept R2 with so much against he would like to see stick built homes with R2.

DD. Heckman is not comfortable with rezoning.

EE. Ruitter made motion to deny request for rezoning- second by Behm. Chair Heckman called for roll call – there were 5 yes to deny and 1 no and 1 abstain. Motion passed to deny rezoning.

This will be given to the Township Board to make final decision at their February 3, 2020 meeting.

VI. New Business

A. No new business

VII. Adjourn

A. Connell/Heckman made motion to adjourn with meeting closing at 8:40 pm.