

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**
Regular Meeting & Public Hearings
December 5, 2022

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday, December 5, 2022 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

Present: Mike Freehling, Charlie Olszewski, Chris Miller, Glenn Youngstedt and Tony Korican.

Absent: Andy Barbott and Marc Florian.

Also present: Building Official James Pheifer, and Recorder, Jacqueline Ross.

ADJOURNMENT TO PUBLIC HEARING

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**
Public Hearing #1
December 5, 2022
6:00 p.m.

PURPOSE OF PUBLIC HEARING

To consider an amendment to Planned Unit Development zoned (NRD) Neighborhood Residential District and (PUD) Plan Unit Development submitted by Fenner Homes Inc. for a portion of property at 588 Maiden Lane on parcel #11-12-0003-01-0 in St. Joseph, MI and Maiden Lane Cottages on parcels #11-12-4800-0001 through 0078 between Lincoln Ave and Hollywood Road, on approximately 19 acres pursuant to Article 4 Section 230.413 (PUD) Planned Unit Development of the Township Zoning Ordinance.

AFFIDAVITS OF POSTING, MAILING, AND PUBLISHING on file.

PRESENTATION

Greg Fenner talked about phase I of the Maiden Lane Cottage PUD and how that involved original 19-acre PUD. Then he went on to how he acquired the additional acre that he had purchased at the Northwest corner, known as 588 Maiden Lane, located adjacent to original property known as Maiden Lane Cottages to begin phase II. He mentioned that they would be taking a small portion from the 588 Maiden Lane parcel and adding that to the Maiden Lane Cottage parcel so that another Condo could be placed in the vacant space at the northwest portion of Maiden Lane Cottages.

PUBLIC COMMENTS

None.

CLOSE PUBLIC COMMENT SESSION

CORRESPONDENCE

None.

SESSION FOR COMMISSION TO ASK QUESTIONS AND ADDRESS THE CHAIRMAN ON THE PETITION

Korican asked how the unit would look and **Fenner** said that it would be the same as the other units.

Youngstedt asked if the lower level would also have a slider door and **Fenner** said it would be similar to the other units.

ADJOURNMENT TO PUBLIC HEARING #2

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Public Hearing #2

December 5, 2022

6:05 p.m.

PURPOSE OF PUBLIC HEARING

To consider an application for a District Rezoning from CMU – Commercial Mixed Use to a HC – Highway Commercial District submitted by James T. Schneider. The applicant is seeking to rezone a property located at 5120 Red Arrow Highway Stevensville, Michigan (parcel #11-12-0021-0009-15-0) with approximately 1.99 acres, located on the West side of Red Arrow Highway between Ridge Road to the South and St. Joseph Ave Road to the North. The District Rezoning will be reviewed pursuant to Article 4 Section 230.410 HC – Highway Commercial District Ordinance.

AFFIDAVITS OF POSTING, MAILING, AND PUBLISHING on file.

PRESENTATION

Rich VanDever said that they were asking for a rezone to the property described so that they could pursue a hotel there in the future.

PUBLIC COMMENTS

None.

CLOSE PUBLIC COMMENT SESSION

CORRESPONDENCE

None.

SESSION FOR COMMISSION TO ASK QUESTIONS AND ADDRESS THE CHAIRMAN ON THE PETITION

Korican asked if the hotel would look similar to others, such as the one located in Benton Harbor.

Freehling mentioned that the rezone application was the purpose for this evening's meeting.

Miller asked if the petitioner had already purchased the property or if they were still pursuing it.

Steve Aldridge said that they were still in the midst of their due diligence process and had not closed on the property yet.

Freehling asked if they had procured a letter of consent from the original owner.

VanDever mentioned that they did have a purchase agreement.

Freehling noted that the **Planning Commission** would want to have a letter of consent from the current property owner in order to recommend approval of the rezone.

VanDever volunteered that they would be able to get a letter of consent from the owner.

Freehling noted that if recommended to the township board for rezoning the letter of consent would be a condition to the rezone request.

ADJOURNMENT TO THE REGULAR MEETING

**LINCOLN CHARTER TOWNSHIP
PLANNING COMMISSION**

Regular Meeting
December 5, 2022

Immediately following Public Hearing #2

ADDITIONS TO AND APPROVAL OF THE AGENDA

None.

APPROVAL OF MINUTES

Olszewski, seconded by **Youngstedt** motioned to approve the minutes of the regular meeting and public hearing on November 14, 2022 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAFETY

The Department of Building Safety, year to date, has issued 26 permits for single family dwellings, last year there were 44. For the month of November 2022 there was 1 permit issued for single family dwellings. For the month of November 2021, there were 2 permits issued for single family dwellings.

This year, house construction values alone totaled \$10,230,396. At this time last year, they were at \$13,720,306.

In 2022, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$21,000,056. In 2021, total construction values were at \$23,313,121.

In the month of November, there were 198 inspections made on (building, electrical, mechanical, plumbing, and rentals).

NEW BUSINESS

A. To consider an amendment to Planned Unit Development zoned (NRD) Neighborhood Residential District and (PUD) Plan Unit Development submitted by Fenner Homes Inc. for a portion of property at 588 Maiden Lane on parcel #11-12-0003-01-0 in St. Joseph, MI and Maiden Lane Cottages on parcels #11-12-4800-0001 through 0078 between Lincoln Ave and Hollywood Road, on approximately 19 acres pursuant to Article 4 Section 230.413 (PUD) Planned Unit Development of the Township Zoning Ordinance.

Korican and **Youngstedt** disclosed that they both live in the Maiden Lane Cottage Development and **Freehling** mentioned that they are not benefiting financially or personally from the amendment so they are able to vote.

Miller, seconded by **Olszewski** motioned to recommend approval to the Board of Trustees of the amendment to Planned Unit Development zoned (NRD) Neighborhood Residential District and (PUD) Plan Unit Development submitted by Fenner Homes Inc. for a portion of property at 588 Maiden Lane on parcel #11-12-0003-01-0 in St. Joseph, MI and Maiden Lane Cottages on parcels #11-12-4800-0001 through 0078 between Lincoln Ave and Hollywood Road, on approximately 19 acres pursuant to Article 4 Section 230.413 (PUD) Planned Unit Development of the Township Zoning Ordinance. No discussion. All ayes. Motion carried.

B. To consider an application for a District Rezoning from CMU – Commercial Mixed Use to a HC – Highway Commercial District submitted by James T. Schneider. The applicant is seeking to rezone a property located at 5120 Red Arrow Highway Stevensville, Michigan (parcel #11-12-0021-0009-15-0) with approximately 1.99 acres, located on the West side of Red Arrow Highway between Ridge Road to the South and St. Joseph Ave Road to the North. The District Rezoning will be reviewed pursuant to Article 4 Section 230.410 HC – Highway Commercial District Ordinance.

Freehling explains the property lines have changed since the Aldi property had been approved so now parts of property in question were now zoned commercial mixed use and highway commercial and it would be best to have it one zone classification. The rezone would clean-up the zoning of the property **Freehling** also mentioned that by rezoning the property then anything that fell into Highway Commercial criteria could be put on that property, if they decided not to pursue a hotel there.

Youngstedt, seconded by **Miller**, motioned to recommend the rezone application and send to the Board of Trustees with the stipulation that a letter of consent regarding the rezone of the property be presented from the current owner. A short discussion followed. All Ayes. Motion carried.

UNFINISHED BUSINESS

A. Follow up on Air BNB houseboats.

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Freehling mentioned that **Attorney Dienes** is pursuing a wording change for the Air BNB Houseboats. **Dienes** did not think that we would hear from the state though until after the first of the year.

B. Research Sub-Committee Report.

Olszewski explains that a workshop will be held on Wednesday the 7th of December, 2022 at the Municipal building. He also explained why the review of the ordinance was necessary for them to gather more information.

A short discussion followed.

C. Rental Sub-Committee Report.

A short discussion followed.

PUBLIC COMMENTS

None.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:38p.m.

The next regularly scheduled planning commission meeting will be held on January 9, 2023 at 6:00 p.m.