

**BRIDGEPORT CHARTER TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING  
Monday, July 28, 2004 - 7:00 p.m.  
Governmental Center - 6206 Dixie Highway**

The pledge to the U.S. Flag was led by Chairperson Tate

**I. THE MEETING WAS CALLED TO ORDER** at 7:00 p.m. by Chairperson Tate.

**II. ROLL CALL** was taken by Code Administrator King.

Present: Chairperson M. Tate, Vice-Chairperson F. Housner, Commissioners: J. Bennett,  
P. DeSander, T. Gerken, H. Langschwager, E. Stone  
Absent: Secretary Antku, Commissioner: W. Fairchild,

Also, present: Code Administrator King, and approximately Ninety people in attendance.

**III. APPROVAL OF AGENDA**

**MOTION** by Langschwager, seconded by Gerken to approve the agenda as presented.

Ayes: 7                      Nays: 0 Absent: 2                      Motion Carried.

**V. SPECIAL ORDERS & SCHEDULED PUBLIC HEARINGS**

- A. *Public Hearing rezoning application 04-03RZ from Advis Investment Co. for five parcels of property in the 6500 & 6600 block of Dixie Highway from Traveler Business (B-3) District to a General Business (B-2) District.*

**MOTION** by Langschwager, seconded by DeSander to Open Public Hearing for rezoning application 04-03RZ from Advis Investment Co. for five parcels of property in the 6500 & 6600 block of Dixie Highway from Traveler Business (B-3) District to a General Business (B-2) District.

Ayes: 7 Nays: 0 Absent: 2                      Motion Carried - Public Hearing opened at 7:03 p.m.

Tate read aloud the Hearing Procedures Rules.

King gave the administrator's report:

Recent History:

1999 - Application 99-01RZ requesting rezoning from an R1A zoning district to a R-3 Multi-family zoning district for a housing development for National Homes.

· This request met much opposition from neighboring property and business owners. The owners of the property RKT withdrew the application in the best interest of the community. (May 3, 1999)

1999 - Application 99-02RZ requesting the properties be rezoned from R-1A to B-4 Traveler Business Zoning District. The request from RKT for this zoning was to allow business development but restrict the possibility of any Multi-family development which would have been allowed in the other business zoning districts. The rezoning became effective September 15, 1999.

2000 - On January 20, 2000 the Township adopted a new zoning ordinance 00-02 which in effect modified the existing B-1, B-2, B-3 and eliminated one zoning district. The existing B-4 Traveler Business District in effect became the new B-3 Traveler Business District.

2004 - Rezoning request 04-03RZ is to request a change the use allowed the business classification (i.e., B-3 to B-2 Business to Business) and **not** changing between classes of zoning (i.e., Business to Industrial). Most of the area in the township previously zoned for B-3 has been changed to other zoning districts primarily to B-2.

- The property is approximately 100.08 acres some of which is wooded but most of which is vacant unused land.
- The property contains a county drain and to the North and East abuts residential property ( the property to the East is separated by Airport Road) and to the South and West abuts Business property (some of this property is separated by Dixie Highway).
- The property for which the rezoning is requested is entirely within the DDA area.

Tate now asked that those wishing to address the Commission to speak **IN FAVOR** of the zoning change to now address the Commission.

**Bob Jerema, representing Advis Investment, LLC** - told Commissioners that change is coming, the change for the proposed zoning request in consistent with the Master Land Use plan. Jerema said this is a rezoning request and not a site plan review or a request for a specific use. Jerema said the change to General Business (B-2) would allow the Township better control regardless of what use is proposed. Jerema told Commissioners that General Business (B-2) is consistent with other changes from Travelers (B-3) zoning to General Business (B-2) and is not an unusual request.

**Tony Kas-Mikha of 7620 Maple, Frankenmuth** - told Commissioners that he has lived on Airport Road for 23 years until his recent move to Frankenmuth. Kas-Mikha said he currently owns a business in Bridgeport and has owned business in Bridgeport for 30 years. Kas-Mikha said that business is need in the area. Kas-Mikha said that with the growth of business there are advantages and disadvantages and he believes that this request is an advantage and best for the community. Kas-Mikha said this rezoning will result in bringing jobs to the community and he is in favor of the rezoning change.

King read correspondence provided with the application:

A letter from Robert Reverman, RKT Associates, acknowledging and supporting Advis Investments rezoning request. A letter from Thomas Passow, Citizens Bank Wealth Management, acknowledging and supporting Advis Investments rezoning request.

Tate now asked that those wishing to address the Commission to speak **IN OPPOSITION** to the zoning change to now address the Commission.

**Allen Notter of 4185 Eastport** , - told Commissioners that where he lives is a beautiful subdivision. Someone came from the inspection department and told him not to put in a septic tank because with the new racino they will be putting in sewers. I am against any change in zoning that would allow a racino.

**Tom Barrett of 5039 Kimberly Ct.** - questioned how changing to a B-2 district would provide more control? Barrett said Bridgeport can use the business but all of the people are concerned that such a change could have a negative effect on their home values. Barrett said he is against the rezoning.

**Kathleen Schisler of 5121 Eldorado** - told Commissioners that they are concerned about the criminal element that the race track would bring in. Schisler said that the racino will bring in the trash and drugs. Schisler asked the Commissioners not to rezone the property.

**Jim Jordan of 4200 S. Portsmouth** - said he has lived here for 38 years. Jordan said he is not here to support people who will make big bucks on this property. Jordan told Commissioners that his property values will go down and there will be a lot of traffic, and he is not in favor of the zoning change.

**Belinda Cross of 5325 McGrandy** - said this is peaceful and quiet area and any kind of business will take their peace and quiet away. Cross asked that the property not be rezoned for business.

Antku entered the meeting at 7:30 p.m.

**John Sanchez of 4915 S. Airport** - told Commissioners that he has lived here 26 years. Sanchez said he chose to live

here. Sanchez said he never thought that he would see Airport Road resurfaced. Sanchez said that he understands that change is coming but he recently put a lot of money into alterations of his home. Sanchez said the lights and the traffic will be a deterrent to his quality of life.

**Bonnie Miller of 5130 McGrandy** - asked the Commissioners about the plans of the developer.

Marsall Davis of Advis LLC offered to explain plans for the Commissioners. Davis said that the concerns about land values should not be a concern. Davis said that a track in another area that similar to one being considered for Bridgeport has is bordered by high end condominiums and substantial amount of retail businesses. Davis said that race tracks are not what they use to be. Davis said they are C.P.A.'s and do not want the elements of previously mentioned as a concern. Davis said the racino bill in Lansing is currently dead, and they are not sure what they may want to use this property for.

**Greg Johnson of 4742 Kimberly Ct.** - told Commissioners that he does not know what they are going to use the property for and he is not in favor of rezoning.

**Sue Stuart of 4346 Eastport** - told Commissioner that in her opinion Traveler Business (B-3) is much more specific changing it leaves the door wide open for what could go in there. Stuart said they should keep it as limited as possible. Stuart told Commissioners that she is the manager for Freeway Fritz and it has never been robbed or vandalized and she was concerned with the type of businesses that B-2 would allow, even though it may increase her stores' business.

**Henry Ecker of 3400 S. Airport** - told Commissioners that he is concerned about the traffic that would be experienced on Airport Road.

**Dorte Starland of 4575 S. Airport** - told Commissioners that five (5) years ago this was zoned as travelers business and asked what has changed since then, nothing. Starland told Commissioners that they should not take zoning changes lightly and asked if they can tell her why there is a need for this change. Starland said she is concerned with the impact on water, sewer and the impact on traffic on Airport and most of Dixie Highway. Starland said a berm of 20 feet in height would have to be provided to keep the lights from this area impacting the residents in the area. Starland was also, concerned that such activities being close to the school. Starland told Commissioners that the community would like jobs but they only want the right kinds of jobs. Starland said that right now there are no racinos in Michigan. Starland is against the zoning change.

**Moe Leyrer of 5885 McGrandy** - told Commissioners that if the change of zoning could result in a racino, not to do it.

**Jim Jordan of 4200 S. Portsmouth** - said that we do not want the property zoning changed. Jordan said that the Commissioners do not have to change the zoning.

**Eric Gedraitis of 4845 S. Airport Road** - told Commissioners that if they wanted to be around businesses they could have bought in Saginaw Township and he is against the rezoning.

**Beverly King 4843 McGrandy** - suggested to the Commissioners that they ought not change the zoning until there is more information on what is being proposed.

**Richard Mansfield of 4461 Eastport** - said there the race track in Saginaw could make it. Mansfield said there are enough casinos and race tracks in Michigan and that they do not need another. Mansfield said he is against the rezoning.

**Lisa Martin of 4961 Baker Road** - told Commissioners that they have lived in Bridgeport for 35 or 36 years and that they have worked hard on their property to make it nice. Martin expressed concern about traffic, sewer and

**MOTION** by DeSander, seconded by Antku to Close Public Hearing for rezoning application 04-03RZ.

Ayes: 8 Nays: 0 Absent: 1

Motion Carried. Public Hearing Closed 7:59 p.m.

## **VI. PUBLIC APPEARANCE BEFORE THE PLANNING COMMISSION - NON-AGENDA ITEMS**

No one wished to address the Commission on a non-agenda item.

## **VII. CORRESPONDENCE & COMMUNICATIONS - NONE**

## **VIII. NEW BUSINESS - NONE**

- A. *Public Hearing rezoning application 04-03RZ from Advis Investment Co. for five parcels of property in the 6500 & 6600 block of Dixie Highway from Traveler Business (B-3) District to a General Business (B-2) District.*

**MOTION** by Bennett, seconded by Stone to recommend approval to the Township Board of application 04-03RZ for five parcels of property in the 6500 & 6600 block of Dixie Highway from Traveler Business (B-3) to a General Business ( B-2) District.

Discussion by Commissioners

Langschwager commented that the use meets the current Master Land Use Plan and questioned the DDA vision for the property.

Mary Stuart of the DDA told Commissioners that this property was part of Saginaw Futures study of the top ten developmental sites in Saginaw County of which this was listed as number 6. Stuart said that to enhance development the sewer system was extended from the Candlelight to Junction Road then to Reimer Road. Stuart said they have already had some development in this area.

Bennett reminded everyone that this is a request for rezoning and not a site plan review for a racino. Bennett said this site has been a B-3 and like other B-3 in the area, is being request for rezoning to a B-2. Bennett said that it is obvious that desire for a Traveler (B-3) District is not working.

Gerken told Commissioners that even with the rezoning to a General Business (B-2) District any plans for a racino would still have to have a special use.

Stone reviewed the zoning process. Stone said that regardless of the planning commission's recommendation the request would have to before Saginaw County Planning and the Township Board. Stone said that she can not see any hope for another hotel coming to the area. Stone said she knows people have concerns, but she would like to see the community grow, as it is the tax base for the community and the schools is shrinking.

DeSander said that there are questionnaires coming out, so we can see what the community wants. DeSander said that there is no hurry in rezoning this property and the planning commission can wait until they receive the results of their meetings with the Township Board.

King reminded Commissioners that the time line set for development of a new master plan is approximately a year to a year and a half.

Housner said that most people would like to see growth, but not in their back yard. Housner said that during the previous rezoning requests of this property, people said they do not housing and now many of the people here do not want a race track. Housner said that a Mejiers would be easier to get in a General Business (B-2) District,

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which he thought was more restrictive than a Travelers (B-3) District.

**MOTION** by DeSander, seconded by Gerken to table a decision on the rezoning of application 04-03RZ until a later date.

Bennett told Commissioners that he thought such a decision is unfair to the applicant and the residents, by making them having for a decision.

Langschwager agreed that it is not right to make everyone wait for a year or year and a half for a decision on this property.

Yes: 0            Nays: 8 Absent 1            Motion to Table/Defeated

Tate now requested action on the original motion.

**MOTION** by Bennett, seconded by Stone to recommend approval to the Township Board of application 04-03RZ for five parcels of property in the 6500 & 6600 block of Dixie Highway from Traveler Business (B-3) to a General Business ( B-2) District. For the following reasons:

- It is allowed in the existing Master Land Use Plan
- Action is consistent with previous rezoning requests for zoning change from B-3 zoning district to B-2 have been approved.

Fairchild - Absent	Bennett - Yes	Langschwager - Yes	DeSander - No
Housner - No	Stone - Yes	Antku - Yes	Gerken - Yes
Tate - No			
Yes: 5	Nays: 3 Absent: 1		Motion Carried

**IX. COMMITTEE REPORTS** - No committee reports.

**X. OLD BUSINESS** - No Old Business

**XI. COMMENTS**

A. Public Participation - None

B. Minutes of Other Boards & Commissions - No comments

C. Zoning Officer - No comments

D. Planning Commissioners - No Comments

**II. ADJOURNMENT**

**MOTION** by Stone, seconded by DeSander to adjourn.

Ayes: 8    Nays: 0    Absent: 1

Motion Carried meeting adjourned at 8:24 p.m.

Respectfully submitted,  
Lawrence King,  
Recording Secretary

Approved: \_\_\_\_\_  
Jamie Antku, Secretary  
Bridgeport Charter Township  
Planning Commission