

BRIDGEPORT CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, June 28, 2005 - 7:00 p.m.

Governmental Center - 6206 Dixie Highway

Chairperson Tate led the pledge to the U.S. Flag

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

II. ROLL CALL was taken by Secretary Bennett.

Present: Chairperson M. Tate, Vice-Chairperson F. Housner, Secretary J. Bennett,
Commissioners: P. DeSander, W. Fairchild, H. Langschwager,
S. Popp, E. Stone, T. Greyerbiehl

Absent: None

Also, present: Code Administrator King, Trustee Morrison & LaShore and 4 citizens.

III. APPROVAL OF MINUTES of the May 23, 2005, Regular Meeting of the Bridgeport Charter Township Planning Commission.

MOTION by Greyerbiehl, seconded by Pop to approve the minutes of the May 23, 2005, Regular Meeting of the Bridgeport Charter Township Planning Commission as presented.

Yes: 9 Nays: 0 Absent: 0 Motion Carried.

IV. AGENDA

MOTION by Bennett, seconded by DeSander to approve the agenda as presented.

Ayes: 9 Nays: 0 Absent: 0 Motion Carried.

V. SPECIAL ORDERS & SCHEDULED PUBLIC HEARINGS

A. Public Hearing for Rezoning Application 05-01RZ from Unique Instruments for 6712 Dixie Highway.

Bennett read aloud the zoning change request, application 05-01RZ.

MOTION by Langschwager, seconded by Popp to open the Public Hearing.

Ayes: 9 Nays: 0 Absent: 0 Motion Carried Public Hearing opened at 7:02 pm.

King presented the Zoning Administrators Report:

BRIDGEPORT CHARTER TOWNSHIP
ADMINISTRATORS REPORT
REZONING APPLICATION 05-01RZ

Location: 6712 Dixie Highway

Sec/Tr#: 09-11-5-23-2007-000

Applicant: Unique Instruments, Inc.

Zoning Change request: From a Rural Residential (RR) District to a Light Industrial (M-1) District.

- o The property noted above is adjacent to an existing Light Industrial (M-1) District currently owned and operating by Unique Instruments.
- o This property is approximately 7.6 acres in size.
- o It is shown as being located in the Master Land Use Plan's - Mixed Use Urban Area.
- o The property is located within the DDA Area.
- o The neighboring parcels contain a mixture of uses- including residential, commercial and industrial.
- o The property appears to meet the Developmental Goals of the Master Land Use Plan:

Industrial Development Goal: Provide opportunities for the expansion of primarily light industrial uses that minimize negative impacts upon adjacent land uses and are compatible with available public services and infrastructure.

Objectives:

- 1) Identify locations in the Township considered appropriate for industrial land uses, taking into account the constraints and opportunities presented by the Township's natural and cultural features, including the availability of public facilities and services and accessibility.
 - 2) Provide opportunities for light industrial uses in association with commercial uses where such proximity will strengthen the viability of both types of development.
 - 3) Encourage industrial activities that take place within buildings and discourage those which occur outdoors or are otherwise not in character with the Township.
 - 4) Establish standards to assure that new industrial land uses will be in scale with surrounding land uses, including such features as building size and height, setbacks, and open space areas.
 - 5) Future industrial land uses should not be permitted to indiscriminately encroach into residential and agricultural areas but should be clustered in appropriately identified locations.
 - 6) Promote the continuation of existing industrial uses by mitigating conflicts with nearby residential areas.
 - 7) Require landscaping and screening measures to assure industrial uses do not adversely impact the normal use and enjoyment of adjoining land uses.
- o The proposed use appears compatible with surrounding uses: Amigo, Bridgeport Storage, Speedway, and Pilot.
 - o The property is located on Dixie Highway as such should not present a problem for traffic.
 - o The Natural features other than those for drainage should not be affect neighboring property, however the development may have to meet Federal Clean Water Requirements.

Larry King
Zoning Administrator

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

Michael Burba of Unique Instruments, told Commissioners that the rezoning of the parcel will allow for needed parking as a result of their proposed expansion and this will provide them flexibility for any future expansion.

Kenneth Klammer of 6734 Dixie Highway told Commissioners that he lives next to this property and recommends approval of the rezoning request. Klammer said that Unique Instruments has been a good neighbor and their maintenance and landscaping is an asset to the area. Klammer offered a request that if a detention pond is required that it be an attractive one and not like some that he has seen in Saginaw Township. Klammer also suggested that the natural drain between his property and this property where it meets Dixie Highway be tiled as it currently is not very attractive. Klammer said this maybe something that the DDA could consider doing.

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

No one spoke against the zoning change.

No correspondence was received regarding the zoning change.

MOTION by Bennett, seconded by Stone to close the Public Hearing.

Ayes: 9 Nays: 0 Absent: 0 Motion Carried – Public Hearing Closed at 7:13 p.m.

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

No one wished to address the Commission

VII. CORRESPONDENCE & COMMUNICATIONS

A. Citizen Planner Brochure

Commissioners were requested to contact King to arrange for this training if they wished to participate.

VIII. NEW BUSINESS - None

IX. COMMITTEE REPORTS - No committee reports

X. OLD BUSINESS.

A. Rezoning Application 05-01RZ from Unique Instruments for 6712 Dixie Highway.

Commissioners reviewed the standards for a zoning changed.

MOTION by DeSander, seconded by Stone to recommend to the Township Board APPROVAL of the zoning change for the parcel known as 6712 Dixie Highway (Sec/Tr# 09-11-5-23-2007-000) from a Rural Residential (RR) District to a Light Industrial (M-1) District as requested in zoning change application 05-01RZ for the following reasons:

- The change is consistent with the Master Land Use Plan.
- The proposed district and all of its allowed uses is compatible, aesthetically, of similar use, adequate traffic flow, and of similar lot size as surrounding areas.
- The traffic conditions should not pose a traffic problem in the area.
- Natural Features should not pose problems to the area.
- The rezoning change is compatible with surrounding uses.
- The area is located in the DDA (Downtown Development Area) area.

Fairchild – Yes, Housner – Yes, Bennett – Yes, Popp – Yes, Langschwager – Yes, Stone – Yes,
DeSander – Yes, Greyerbiehl – Yes, Tate – Yes.

Ayes: 9 Nays: 0 Absent: 0 Motion Carried

B. Master Plan – Update

Planning Consultant Bridget Smith and the Commissioners reviewed draft of the Master Plan including the goals and objectives. Commissioners and Smith identified and discussed land use descriptions and locations. Smith was to take prepare another draft of the Master Plan with the changes as recommended.

XI. COMMENTS

- A. Public Participation - None
- B. Minutes of Other Boards & Commissions – None
- C. Zoning Officer - No Comments
- D. Planning Commissioners. – Eva Stone reported that Bridgeport Days Festival was a success.

XII. ADJOURNMENT

MOTION by Stone, seconded by Langschwager to adjourn.

Ayes: 9 Nays: 0 Absent: 0 Motion Carried Meeting adjourned at 8:29 p.m.

Respectfully Submitted:
Larry King
Recording Secretary

Approved: _____
Jere Bennett, Secretary
Bridgeport Charter Township
Planning Commission