

November 29, 2004

On **Monday, November 29, 2004** at 7:00pm the regular meeting of the Planning and Zoning Commission was called to order by Chairman Dave Gilbert. Members present were Chairman Dave Gilbert, Rodney Carpenter, Pricilla Dodd and Glenn Preston.

Minutes- Rodney Carpenter motioned to accept the October 25, 2004 Planning and Zoning minutes. Pricilla Dodd supported the motion. Motion carried.

Agenda- Chairman Gilbert said he had an addition to the agenda under new business- boat storage property landscape plan from Terry Tom. Glenn Preston motioned to accept the agenda with addition of the landscape review. Rodney Carpenter supported the motion. Motion carried.

Old Business- Glenn Preston reported on his conversation with Phil McKenna and Steve Gunnels about Jon Loveberry's rezoning request. Glenn Preston motioned to take off the table the Jon Loveberry public hearing request from the October 25, 2004 meeting of the Planning and Zoning Commission. Rodney Carpenter supported the motion. Motion carried. Chairman Dave Gilbert reopened the Jon Loveberry rezoning public hearing, property code # 120-003-300-020-00. Jon Loveberry spoke about expanding the use to other than Christmas trees. Chairman Gilbert asked if anyone had any questions, no one did. Chairman Dave Gilbert closed the public hearing portion of the public hearing rezoning request.

Facts and Findings-

1. Would not be spot zoning.
2. Property is currently in the Ag District.
3. Property is adjacent to commercial zoned property.
4. Property is located on a state class 1 road.
5. Property would meet all parking requirements for commercial property.

Chairman Dave Gilbert motioned to recommend to change the Master Plan from Ag to Commercial for this property code # 120-003-300-020-00, 300 feet x 504 feet area. Support by Glenn Preston. Motion carried. Chairman Dave Gilbert motioned to rezone property code # 120-003-300-020-00, 300 feet x 504 feet area from Ag to Commercial. Support by Pricilla Dodd. Roll call vote Pricilla Dodd- yes, Rodney Carpenter- no, Glenn Preston- yes, and Dave Gilbert- yes. Motion carried. Chairman Dave Gilbert said we need to send the Jon Loveberry rezoning request and these minutes to the County Planning Commission as well as the township board.

New Business-

1. James R. and Nancy Woods of 172 Lakeshore Drive, Coldwater, Michigan, property code # 120-007-200-010-98 are requesting a rezoning request from R-2 to R-1. Glenn Preston motioned to hold the public hearing rezoning request on Monday, December 27, 2004 at 7:00pm. Rodney Carpenter supported the motion. Motion carried. Glenn Preston suggested to meet at the proposed property on December 6, 2004 at 4:45pm, all members agreed
2. Sean Nowicki of 809 East Central Road, Quincy, Michigan, property code # 120-017-100-015-04 is requesting to have 10 or more dog kennels for dog training, 4.03- F in the zoning ordinance. Pricilla Dodd motioned to hold the Sean Nowicki public hearing on December 27, 2004 at 6:00pm. Support by Rodney Carpenter. Motion carried.

Report from Township Board Representative- no representative at this time.

Report from Zoning Board of Appeals- Amish ZBA meeting had been tabled.

Boat Storage Property Landscaping Plan from Terry Tom- was reviewed, no action taken.

Adjourn-Pricilla Dodd motioned to adjourn. Support by Rodney Carpenter. Motion carried.

Glenn Preston, Secretary