

Minutes  
Grand Beach Planning Commission  
Special Meeting  
November 28, 2017

Chairperson Raymond Kelly called the meeting to order at 5:30 pm CST/ 6:30 pm EST. Planning Commission (PC) members Patrick O'Leary, Laurie Roche and George Soper were present; James Bracewell was unable to attend.

**Housekeeping:**

O'Leary moved, seconded by Roche and the Agenda was adopted 4-0.  
O'Leary moved, seconded by Roche and the November 14, 2017 PC regular meeting minutes were approved 4-0.

**New Business:**

Kelly led a discussion of lots 1-4 Block 11 and lots 1-6 Block 12 of the Michigan Shores Subdivision along Station Road in Grand Beach, including: their inclusion in the Low Density Residential (LDR) area of the Village Zoning Maps, the variances granted from Medium Density Residential (MDR) requirements by the Village Council in the 1980s, the homes that have built on some of the lots meeting other MDR requirements, that the lots do not meet the LDR requirements, and while the lots are on the edge of Village boundary limits they abut the Golfmore Estates subdivisions which have been platted to meet LDR requirements. It was noted that the Village staff and Zoning Administrator recommend rezoning these 10 lots from LDR to MDR. Discussion and comments were also received from a realtor and attorney representing owners in the area.

Soper then moved seconded by Roche to hold a PC public hearing and special meeting in accordance with Zoning Ordinance requirements on January 10, 2018 to consider an amendment to the Village Zoning Map to change lots 1,2,3, and 4, Block 11 and lots 1,2,3,4,5, and 6, Block 12 of the Michigan Shores Country Club Estates Subdivision located on Station Road, Grand Beach, MI from low density residential to medium density residential zoning; motion carried 4-0.

Since this meeting has occurred since the November 14<sup>th</sup> meeting, it was agreed that the Annual Report to the Village Council would be updated accordingly.

**Adjournment:**

There being no further business, O'Leary moved to adjourn, seconded by Soper and the meeting was concluded at 6 pm CST/7 pm EST.

Respectfully Submitted,

George Soper  
Planning Commission Secretary

