

Minutes
Grand Beach Planning Commission
Special Meeting
January 10, 2018

Vice Chairperson Laurie Roche called the Special Meeting to order at 5:45 pm CST/ 6:45 pm EST. In addition to Roche, Planning Commission (PC) members James Bracewell and George Soper were in attendance. Raymond Kelly and Patrick O'Leary were unable to attend.

Housekeeping:

Roche moved, seconded by Bracewell to adopt the Agenda as presented. Motion carried unanimously 3-0.

Bracewell moved, seconded by Soper to approve the Grand Beach Planning Commission Special Meeting minutes of November 28, 2017. Motion carried unanimously 3-0.

New Business:

Laurie Roche explained that in making a decision to recommend to the Village Council that the zoning map be amended, section 17.05 "Findings of Facts Required" by the Zoning Ordinance need to be considered.

- A. Whether the requested zoning change is justified by a change in conditions or the original ordinance was adopted or by an error.
- B. Possible precedent and effects if approved.
- C. The availability of public services if approved.
- D. Effect on Village policies if approved.
- E. Consequences to the Master Plan if approved.
- F. Whether the health, safety, welfare are furthered by the approval.

Roche said that it appears that there was an error made in the zoning maps by including the lots in the Low Density Residential District; and in considering the other factors we find that rezoning to Medium Density Residential will not create problems and that "the general health, safety, welfare, comfort and convenience of Village Citizens" will be furthered by so amending the Zoning Map.

Bracewell moved, seconded by Roche to confirm that the factors of Section 17.05 of the Zoning Ordinance have been considered and met and the Planning Commission makes those findings,

especially section 17.05(A) that an error was made in the zoning map. Motion carried unanimously 3-0.

Soper moved, seconded by Bracewell to recommend to the Village Council that the current Zoning Map be amended to rezone 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 on Station Road, Grand Beach from Low Density Residential (LDR) to Medium Density Residential (MDR). Motion carried unanimously 3-0.

Adjournment:

There being no further business, Bracewell moved to adjourn, seconded by Soper and the meeting was concluded at 5:48 pm CST/6:48 pm EST.

Respectfully Submitted,

Mary J. Robertson
Clerk-Treasurer