

**EAST CHINA CHARTER TOWNSHIP
PUBLIC HEARING**

PLANNING COMMISSION

SEPTEMBER 11, 2007

CALL TO ORDER – Co-Chairperson Street called the Public Hearing to order at 7:00 p.m., with Secretary Carey, and Commissioners Jones, McCartney and Barna. Trustee Bober and Commissioner Blackstock excused.

Six in the audience.

The purpose of the Public Hearing was to grant any interested person the right to be heard upon proposed amendments to the zoning ordinance to rezone the following described property:

LEGAL DESCRIPTION

Parcel of land situated in the City of St Clair & the Township of East China being a part of lot 19, "Hathons Subdivision" & part of lot 21 "River Park Subdivision" & part of lot 1 "Kantzler Subdivision" & inc vacant Elmdale St adj said lots 1 & 21 & inc that part of vacant D.U.R. R.R. R/W adj said lot 21, being described as: Beg at SE corner of said lot 1 "Kantzler Subdivision", then S 8D 25M 40S W 8.78', then S'ly 308.59' along acc of a curve concave to the radius 1141.35' & a chord of S OD 40M 56S W 307.65', then N 89D 19M 4S W 114.45', then S 75D 1M 32S W 30.81', then S 50D 25M 23S W 21.19', then SOD OM 47S W 92.14', then N 87D 34M OS W 135.53', then OD 13M OS E 426.87', then S 89D 13M 8S E 9.4'. then N OD 1M 28S E 36.32', then S 90D OM OS E 164.82' then S 8D 46M 37S W 13.69', then S 89D 13M 12S E 130.85', then S OD 25M 40S W 25.22' to beg exc that part in City of St Clair, Hathons Subdivision, River Park.

Commonly known and the southeast corner of 60 Hathaway. The Lot Split Board approved this lot split on August 14, 2007. The property is zoned R-1 and is being purchased by the owner of the Dairy Queen and will be used for additional parking.

PUBLIC COMMENT - Chafic Kadouh, owner of the Dairy Queen was present and said the reason the zoning change is being requested is because the Dairy Queen is already zoned B-1.

Commissioner McCartney said it makes good sense to have the entire property uniformly zoned the same.

Donna Zimmer, 60 Hathaway #45 asked how noise from car radios can be controlled Kadouh said he could install a sign requesting that patrons turn down their radios.

Ralph Knotts, 230 Manor Park Drive wanted clarification if the petitioner requested P-1 or B-1. He said he had no objection to P-1 and said it is not a good idea to rezone the property to B-1. Any use permitted in a B-1 district could potentially be allowed in a B-1 area of that size.

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Richard Zimmer, 60 Hathaway #45 asked if the petitioner had considered the existing sixty-foot maple tree on the property. He was also concerned about traffic congestion when cars line up along M-29.

ADJOURN – Co-Chairperson Street, supported by Commissioner Barna moved to adjourn at 7:25 p.m. Carried.

A. Samuel Carey, Secretary

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CALL TO ORDER – Co-Chairperson Street called the meeting to order with Secretary Carey, and Commissioners Barna, McCartney and Jones. Trustee Bober and Commissioner Blackstock excused.

Commissioner Jones, supported by Commissioner McCartney, moved to approve the minutes of August 14, 2007. Carried.

CONSIDERATION – REZONING REQUEST

- **Received the following correspondence dated September 10, 2007 from the Township Planner, Claude Coates of Vilican Leman.**

Progressive Communities owns the parcel of land located on the **north side of Hatheway west of M-29** and has requested that the zoning be changed from R-1 Single-Family Residential District to B-1 Local Business District. The parcel contains 0.223 acres of land.

Review

According to the Township Zoning Ordinance, the B-1 Local Business Districts “are designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.” The Dairy Queen is already located in a B-1 District. The additional B-1 area could be used for additional parking or could be used for a new building or for an addition to the existing building. In either case, the end result is that the area will be used for a use permitted in the B-1 District and will be abutting a one-family residential district that is illustrated on the Master Plan as multiple-family residential. The expansion of the B-1 District will simply make the area larger; the same land use relationships will exist and the expanded B-1 District will not abut a planned one-family residential area.

Conclusions

In our opinion, the change in zoning requested is a minor one that will simply add a small area to the existing B-1 District and will not change any of the basic land use relationships between uses that exist now or that are planned for the future in the area.

CONSIDERATION – Commissioner Barna, supported by Commissioner Jones, moved to recommend approval by the Township Board of the rezoning request. Carried. Commissioner McCartney abstained.

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REVIEW GRADE ORDINANCE – Commissioner McCartney, supported by Commissioner Barna, moved to table any action. Carried.

ADJOURN - Commissioner McCartney, supported by Commissioner Carey moved to adjourn at 8:10 p.m. Carried.

A. Samuel Carey, Secretary