

**COLUMBIA CHARTER TOWNSHIP
Planning Commission**

Columbia Charter Township Hall
8500 Jefferson Road, Brooklyn, MI, 49230

June 25, 2024, at 7:00pm

Minutes

Call to order, Pledge of Allegiance: Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited.

Roll Call: Mr. Wanty called the roll: Present: Chairperson Todd Wanty, Vice-Chair Bob Jenson, Secretary Krissie Barnes, Hollis Jefferys, Mike McKay

Absent: Britt Phenicie

Recognized Guests: Brittany Stein

Approval of Agenda: Motion by Mr. Jenson, supported by Mr. McKay to approve the agenda. Ayes all. Motion Carried.

Approval of Minutes from Tuesday, June 04, 2024: Motion by Mr. McKay, supported by Mr. Jenson, to approve the minutes as presented.

Ayes all. Motion Carried

Public Comment: Chair Wanty opened the public comment period at 7:05 p.m. The Chair closed the public comment period at 7:06 p.m.

New Business:

a. Public hearing for Zoning Map Amendment

- Zoning Map Amendment
- Applicant: Cole Guthrie
- Location: 10405 Brooklyn Road, Brooklyn, MI 49230
- Parcel ID: 000-20-19-101-001-01
- Request: Zoning Map Amendment to rezone the parcel from Agricultural (AG) to General Commercial (C-2).

Public Comment: Chair Wanty opened the public comment period at 7:07 p.m. The Chair closed the public comment period at 7:07 p.m.

Brittany Stein shared that the subject property is approximately 2.2 acres in size and fronts onto Brooklyn Rd. to the west with Goose Creek to the north, River Raisin to the east, and commercial businesses are located to the south and to the west of the property. The site is improved with an existing approximately 13,000-square foot building (previously an Automobile Dealership), and an existing paved parking area. The request is to amend the Zoning District for the entire parcel from Agricultural (AG) to General Commercial (C-2). Brittany discussed in great detail the districts and included mapping and purposes of each district to the members.

In reviewing any amendment petition, the Planning Commission shall identify and evaluate all factors relevant to the application. Brittany recommended the Planning Commission discuss all necessary items under review for the Zoning Map Amendment within Article 17. She also recommends approval of the proposed Zoning Map Amendment to rezone 10405 Brooklyn Road (Parcel ID: 000-20-19-101-001-01) from Agricultural (AG) to General Commercial (C-2), however the request shall be fully reviewed by the Planning Commission, by determining whether this Zoning Map Amendment meets the standards of the Zoning Ordinance.

Suggested condition of approval:

- Brittany stated that the above decision to rezone the property does not, in any way, guarantee approval of any site plan or special land use for the property. The owner of the property would still be required to submit a complete application for site plan review (See ZO Article 14) for permitted uses, or site plan review for special land use approval (See ZO Article 15).

Member Comments:

Mr. Jenson asked if there were any waste tanks on the property that could possibly contain contamination, which could be discovered during a site plan visit or already has been.

Motion by Mr. Wanty, supported by Mr. Jefferys, recommending the approval to the Township Board to Zoning Map Amendment to rezone the parcel from Agricultural (AG) to General Commercial (C-2).

Announcements by the Chairperson: Mr. Wanty shared that there would be a regular scheduled meeting on Tuesday, August 13, 2024, at 7:00 p.m.

Adjournment: Chair Wanty made the motion and was supported by Mr. Jenson to adjourn at 7:25 p.m. Ayes all. Motion Carried.

RESPECTFULLY SUBMITTED
Krissie Barnes, Secretary