**Woodhull Township Planning Commission**

**June 25, 2019 Board Meeting 7:00pm**

**Woodhull Township 7315 Beard Rd. Shaftsburg, MI 48872**

**DRAFT Minutes**

**Call to order –** The meeting was called to order by Chairman Scovill at 7:00pm.

**Roll Call –** Members present at roll call: Scovill, Thronson, Daenzer, Betts and Slavik. Excused absence:  Carncross.

**Delegation of Visitors –** Welcomed all visitors/voluntary sign-in sheet.

**Approval of Agenda –** Moved by Daenzer and supported by Thronson to approve the minutes as presented.  Motion passed 5 yes/0 no.

**Approval of Minutes –** Moved by Slavik and supported by Daenzer to approve the minutes as presented.  Motion passed 5 yes/0 no.

**Old Business –** None

**New Business –
        A.** **PZBA19-016 Jeremy Peters** the applicant - president representing the owners of Scenic Lake Property Owners Association spoke of variance request. Public comment period followed with multiple residents making comments.  Applicant was then given time to share additional comments. The public comment period was then closed by Chairman Scovill. Moved by Daenzer, supported by Slavik, to deny the application request for PZBA19-016 based on the following items.  Motion passed 5 yes/0 no.

1. **What, if any, identifiable conditions related to the petition have changed which justifies the petitioned change in zoning?**

A desire for a more usable,  structure for the association and the property.

1. **What, if any, error in judgment, procedure, or administration was made in the original Ordinance which justifies the petitioned change in zoning?**We believe that there was no error in judgement to justify this change.  We also recommend that before approving such a change hat the county seeks the advice of the DEQ with this structure wanting to be built this close the waterfront (158 sq ft. roof coverage). We have concern of water runoff from the structure as there is no planned drain water collection system. This could have a negative impact on the environment.
2. **What are the precedents and the possible effects of precedents and the possible effects of precedent which might result from the approval or denial of the petition?**

 None

1. **What is the impact of the amendment on the ability of the County and other governmental agencies to provide adequate public services and facilities and/or programs that might reasonably be required in the future if the petition is approved?**

The road that the property is on a private road. We are concerned that there will be an increase in traffic when the park is in use if this improvement is permitted. There is concern that if an emergency should happen and emergency vehicles should need to get down that road, could be a problem. Vehicles can be parked on both sides of the road while the park is in use and that could make it difficult for a fire truck or ambulance to travel down or turn around on a narrow road.

1. **Does the petitioned zoning change adversely affect the environmental conditions or value of the surrounding property?**

Yes.  It adversely affects at least one of the properties that is adjoining to the property because of the creation of a visual barrier and additional traffic.

1. **Does the petitioned zoning change generally comply with the adopted Future Land Use Plan of Shiawassee County?**

None

1. **Are there any significant negative environmental impacts which would reasonably occur to surface water drainage of the petitioned zoning change and resulting allowed structures were built?**

There is a concern of water runoff from the structure because there is no rain water collection system planned. This could create run-off and therefore have a negative impact on the environment.

1. **Are there any significant negative environmental impacts which would reasonably occur to waste water disposal if the petitioned zoning change and resulting allowed structures were built?**

None

1. **Are there any significant negative environmental impacts which would reasonably occur to surface or subsurface water quality if the petitioned zoning change and resulting allowed structures were built?**

There is a concern that there will also be increased traffic to this area arriving to events from water access and that they would now need to dock their boat…This increase in boat traffic to this area could also have a negative environmental impact.

1. **Are there any significant negative environmental impact which would reasonably result in the loss of valuable natural resources such as forests, wetlands, historic sites, wildlife, mineral deposits, or valuable agricultural land if the petitioned zoning change and resulting allowed structures were built?**

None

**B. Resignation of Commissioner Carncross was accepted – the Woodhull Township board will be notified that the Planning Commission has tried to find someone to replace him with no success.**

**General Public Comment – General comments were accepted by residents.**

**Adjournment –** Motion to adjourn was made by Daenzer and supported by Betts.  Motion passed 5 yes/0 no. Meeting adjourned at 8:16 pm.

Respectfully Submitted,

Stacey Brewer
Recording Secretary