

Woodhull Township Planning Commission

September 19, 2023 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, Slavik, Webb, Dean, Thronson, Daenzer and Betts

Delegation of Visitors – Welcomed all visitors/voluntary sign-in sheet was available to all attendees to sign.

Approval of Agenda – Motion was made by Daenzer and supported by Webb to approve the agenda. Motion passed 6 yeas/0 nays.

Approval of Minutes – Moved by Slavik and supported by Webb to approve the minutes as presented. Motion passed 6 yeas/0 nays.

Public Comment Period: Public comment period was opened. No comments were offered. Chairman Scovill closed public comment.

Old Business –

A. None

New Business -

A. Planned Unit Development Notifications

Motion made by Daenzer to approve Shiawassee County's recommendation for the Planned Unit Developments. Supported by Dean for approval. Motion passed 6 yes/0 no. Recording secretary will be submitting this recommendation of the Woodhull Township Planning Commission via these minutes to the township Board and submit to the county.

B. PZBA23-010 Jason Jones

Commissioner Slavik moved, with support from Daenzer, to recommend the Woodhull Township Board accept the PZBA23-010 application, with the consideration of the following below. The recommended motion passed 6 yes/0 no. Recording secretary will be submitting this recommendation of the Woodhull Township Planning Commission via these minutes to the township Board and submit to the county.

Review Standards -

1. That there are practical difficulties which prevent carrying out the strict letter of this ordinance. These practical difficulties shall not be deemed economic but shall be evaluated in terms of the unique circumstances or physical conditions such as narrowness, shallowness, shape or topography of the property involved, or to the intended use of the p property, that do not generally apply to other property or uses in the same zoning district, and shall not be recurrent in nature.

No Concerns

2. That the practical difficulties or special conditions or circumstances do not result from actions of the applicant or property owner.

Applicant may have created the difficulty, though it seems to not be an issue.

3. That the variance will be in harmony with the general purpose and intent of this ordinance and will not cause a substantial adverse effect upon surrounding property, property values, and the use and enjoyment of property in the neighborhood or district.

No Concerns

4. That strict compliance wit area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner form using the property for a permitted purpose, or would render conformity unnecessarily burdensome.

No Concerns

5. That the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty.

No Concerns

6. That the variance shall not permit the establishment, within a district, of any use which is not permitted by right within that zoning district, or any use for which a Special Use Permit is required.

No Concerns

7. Findings on any error in judgment or procedure in the administration of the relevant zoning provisions.

No Concerns

8. The possible precedents or affects which might result from the approval or denial or the appeal.

No Concerns

9. Findings on the impact if the appeal is approved, on the ability of the county or other governmental agency to provide adequate public services and facilities and/or programs that might reasonably require in the future if the appeal is approved.

No Concerns

General Public Comment: General comment period was opened by Chairman Scovill. No public comments were offered. Chairman Scovill closed general public comment.

Adjournment – Motion to adjourn was made by Webb and supported by Slavik. **Motion passed 6 yeas/0 nays.**
Meeting adjourned at 7:39pm

Respectfully Submitted,
Stacey Brewer
Woodhull Township Planning Commission
Recording Secretary