



PROPOSED AGENDA
REGULAR MEETING OF THE CHARLOTTE PLANNING COMMISSION
7:00 P.M. Tuesday, February 2, 2021

PER PA 254 OF 2020 AND THE MICHIGAN OPEN MEETINGS ACT,
THIS MEETING WILL BE HELD ELECTRONICALLY

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**
 - a. Approval of December 1, 2020 – 7:00pm meeting minutes
5. **Approval of Agenda**
6. **Early Public Comment** - Limit presentation to five (5) minutes
7. **New Business**
 - a. Approve 2021 Planning Commission Meeting Dates
 - b. Lot Split – 3498 Daryl’s Way
8. **Reports, Comments and Correspondence**
9. **Public Comment**
10. **Adjourn**

~Pearl Tidwell, City Clerk

ADDRESSING THE PLANNING COMMISSION

1. *Comments shall be made only during times set aside for that purpose.*
2. *Each citizen may speak for up to 5 minutes during each public hearing and comments period.*
3. *Comments made during public hearings shall be relevant to the subject of the public hearing.*
4. *Speakers shall begin by stating their name and address.*
5. *Speakers shall refrain from using vulgarity, hate speech or “fighting words.”*

Connect to Zoom from your computer, tablet, or smartphone
Website: www.charlottemi.org/meetings

The public may participate on Zoom by raising their hand at the bottom of the app, or pressing *9 if on the phone.

PLANNING COMMISSION MINUTES

Regular Meeting December 1, 2020

CALL TO ORDER: The November 10, 2020, Planning Commission meeting was called to order by Chairman Brummette at 7:00 P.M.

PRESENT: Chairman Brummette, Commissioners Pennington, Clarke, Duweck, Snyder, and McRae; Council member VanStee. Also present: Community Development Director Myrkle, Interim City Manager Thomas and DPW Director Gilson.

ABSENT: Commissioner Bly

Commissioners cited the Pledge of Allegiance.

APPROVAL OF MINUTES:

Motion by Commissioner Snyder, second by McRae to approve the minutes of November 10, 2020 as presented. Carried. 6 Yes. 0 No

APPROVAL OF AGENDA:

Motion by Commissioner Clarke, second by Snyder to approve the agenda with the addition of the Pledge of Allegiance. Carried. 6 Yes. 0 No.

EARLY PUBLIC COMMENT:

No public comment.

NEW BUSINESS:

A. PUBLIC HEARING-REQUEST REZONE- 301 & 335 HORATIO:

Public Hearing Opened at approximately 7:08 P.M.

Community Development Director Myrkle stated that this would rezone the property from PD to RM-2. The existing neighborhood is residential

and the project meets the Future Land Use Plan. The project will add 54 units to the existing 17 and incorporate historical preservation. A zoning variance will be required as the density will be about ten percent more than allowed. Memos were received from the police and fire departments that were positive about the project.

Mr. Horner from PK Companies indicated they would submit the application to MSHDA February 1, 2021 and should receive a response by Mid-May. If they are awarded funds, construction should start at year end and last 12-18 months.

Mr. Vyn and Mr. Patterson were also in attendance in case there were questions.

Sherry Anderson, 530 Prairie asked questions regarding the tax credits and other details of the project.

Commissioner McRae, asked about the reason to rezone.

Public Hearing Closed: 7:27 P.M.

B. ACTION- REZONE 301 & 355 HORATIO:

Commissioner Snyder moved, supported by Clarke to recommend the approval of rezoning 301 & 335 Horatio Street be approved as presented. Carried. 6 Yes. 0 No.

C. PUBLIC HEARING -SITE PLAN APPROVAL 301 & 335 HORATIO: Public Hearing Opened: 7:29 P.M.

Community Development Director Myrkle gave an overview of the project. It was noted that city engineer approval would be needed for the drainage.

Mr. Vyn indicated they would move the dumpster further from the residences. He also gave details about the project.

Mr. Longstreth indicated that the stormwater detention area will meet requirements.

Christine Waugh-Fleischmann, 328 Pleasant asked questions about fencing and other landscaping issues. She is thrilled the project is happening.

Commissioners held discussion regarding the site plan.

Heather Stanton, 333 Pleasant, is excited about the project and made the developers aware of chimney swifts in the chimney.

Christine Waugh-Fleischmann, 328 Pleasant, confirmed the chimney swifts. She also had questions regarding the targeted renters.

Daryl Baker, 406 E. Third, stated his support of the project.

Public Hearing Closed 8:07 P.M.

D. ACTION- SITE PLAN APPROVAL 301 & 335 HORATIO:

Commissioner McRae moved, supported by Snyder to recommend the site plan for 301 and 335 Horatio be approved pending approval of the drainage design. Discussion was held. Carried. 6 Yes. 0 No.

LATE PUBLIC COMMENT:

No public comment.

There being no further business, Commissioner Snyder, supported by Duweck moved to adjourn at 8:23 p.m.

Amy Gilson, PE Director of Public Works

Charlotte City Planning Commision Meeting Dates 2021

	1st Tuesday	
CHARLOTTE Planning Commission		COUNCIL CHAMBERS 2 ND Floor, City Complex 111 E. Lawrence Ave Charlotte MI 48813
	Tuesday, January 5	Phone: 543-2750
	Tuesday, February 2	7:00 P.M.
	Tuesday, March 2	
	Tuesday, April 6	
	Tuesday, May 4	
	Tuesday, June 1	
	Tuesday, July 7	
	Tuesday, August 3	
	Tuesday, September 8	
	Tuesday, October 5	
	Tuesday, November 2	
	Tuesday, December 7	

Memo

To: Planning Commission
From: Bryan Myrkle, Community Development Director
Date: November 6, 2020
Re: Lot split request – 3498 E. Daryl's Way

The City of Charlotte has received a request to adjust the boundaries of a platted lot located in Sanstone Estates at 3498 E. Daryl's Way. The purpose of this request is to expand the lot, southwest to the water line, to create a waterfront lot.

The Realtor representing the property told me that it has been for sale for quite some time, but is not selling. It is assumed that it will be more attractive to a buyer if it connects directly to the waterline.

It is a .39 acre parcel (no. 200-079-000-660-00) owned by the Hughes Family Trust. It is proposed to be enlarged through the purchase and attachment of a small part of the adjacent 154.31 acre parcel (no. 200-079-000-660-00) owned by Crandell Enterprises, a large segment of undeveloped property within Sanstone Estates.

I have included an image of the site with the boundaries as they are now, as well as two images supplied by the Realtor showing the dimensions of the proposed expanded lot. A formal boundary survey would be completed and new legal description would be created if this proposal is approved.

As you may remember from other similar actions you have been tasked with reviewing, the Planning Commission's approval is required by the City's zoning code, yet the code does not provide any guidance or standards for evaluation.

However, in order to help facilitate your decision-making, I have evaluated this proposal and did not identify any serious issues that would prohibit or recommend against its approval.

The parcel is undeveloped, so there is not much to evaluate in terms of its conformity to code, other than its size, which is adequate now and would continue to be if it is enlarged. I reviewed the existing development plat, and

this change would not affect any of the established plans for future development. Furthermore, it does not appear that this would have any significant negative effects on neighboring properties.



CHARLOTTE

Date 1-8-2021

2011 LOT SPLIT REQUEST FORM

Applicant Name Nicole GUGLIEMO (REAL ESTATE AGENT)

Applicant Address 2370 Pine Hollow Dr. East Lansing,
MI 48864 (owner of lands home address)

Applicant Telephone 517-242-0619

Property Address 3498 E DARYL'S WAY, CHARLOTTE, MI 48813

State Parcel Identification Description Numbers of all affected properties (may be obtained from the Assessor's Office) 200-079-000-660-00

Legal Description of Property (may be obtained from the Assessor's Office, attach if necessary)

LOT 66, SANSTONE ESTATES NO. 3, PART OF N/4 SEC. 9,
T2N, R4W, CITY OF CHARLOTTE 12-4-2001

Note: If legal description is not provided, the application will be considered incomplete.

Current Zoning RESIDENTIAL Rezoning Needed Yes ☐ No ☒

A survey or drawing showing the dimensions and layout of the proposed split must be attached. The survey/drawing should indicate the distance of all buildings from the lot lines and should show the nearest streets.

What is the reason for the lot split? A common space sits directly behind
the current lot lines blocking the capability to be able
to place a dock in the water for buyers usage. Also, common
space below is not utilized among homeowners association.
Please have all parties involved sign below indicating their approval of the proposed lot split as described in this application:

Marked Hughes Julius L. Hughes Troy Jamieson
Trustees - Hughes Family Trust Grandell Enterprises

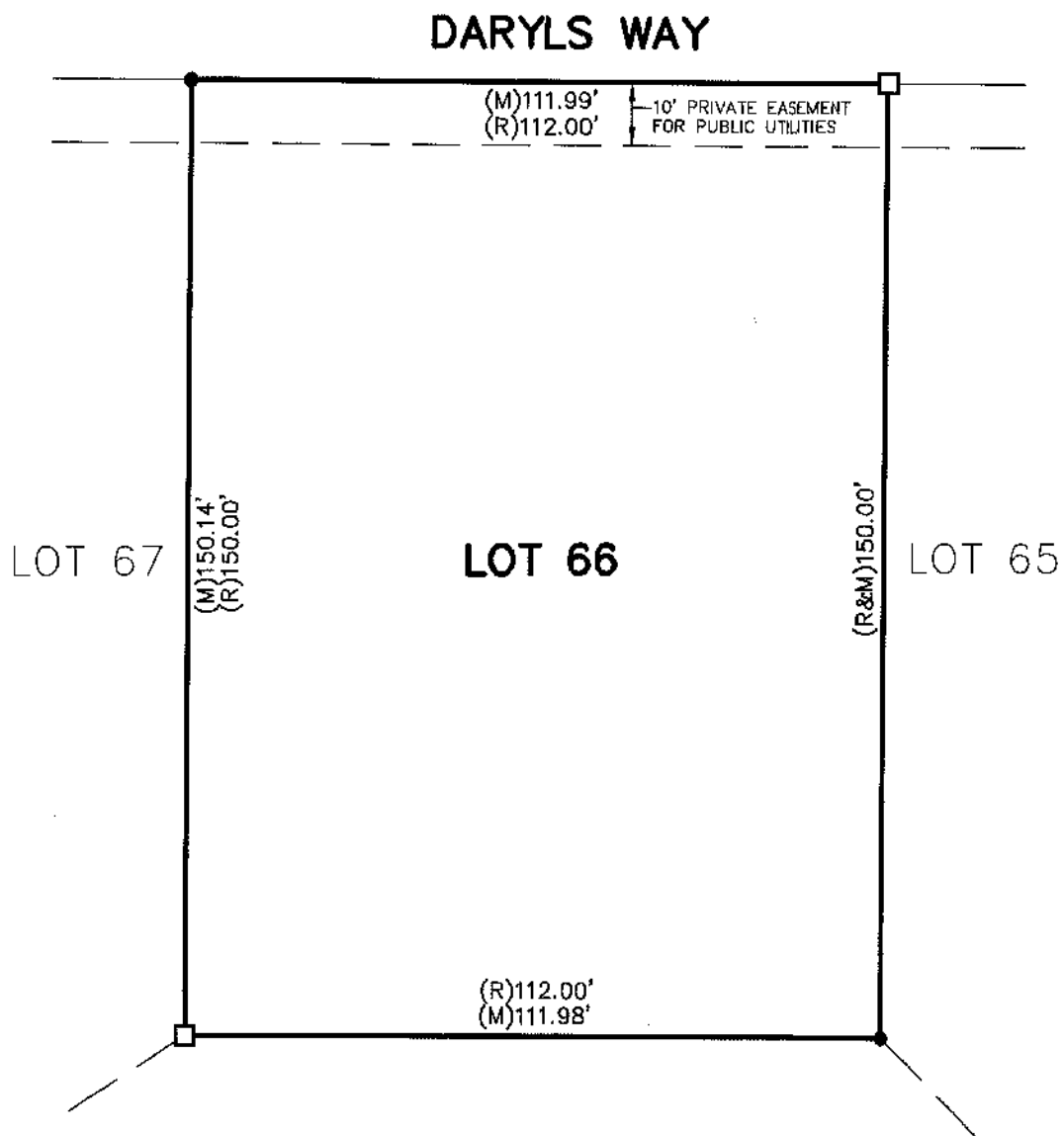
The Zoning Official will review this application and will then forward it to the Planning Commission for action. Planning Commission meets the first Tuesday of the month at 7:00 pm, unless otherwise noticed.

CURRENT LOT SURVEY DONE ON July 8, 2022

FOR: NICOLE GIGUERE

LEGAL DESCRIPTION

Lot 66 of Sanstone Estates No. 3 as recorded in Liber 13 of Plats, pages 79-82,
in the Office of the Register of Deeds of Eaton County, Michigan.



1" = 70'



Eaton County GIS
911 Communications
Chester, Michigan 48813
817-544-4734

Eaton County Parcels

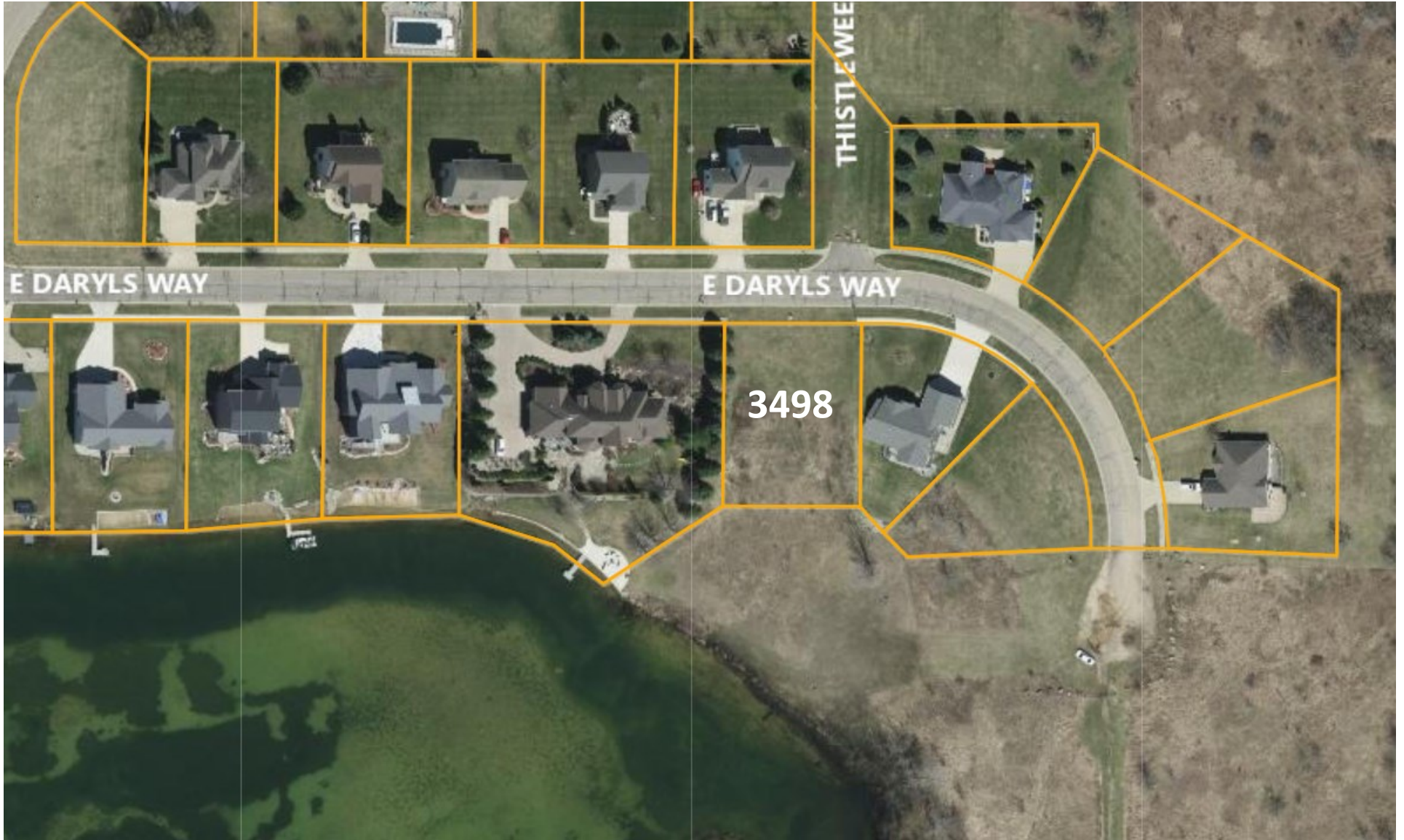
0 0.005001 0.02 0.03 0.04
mi

Date: 8/1/2020

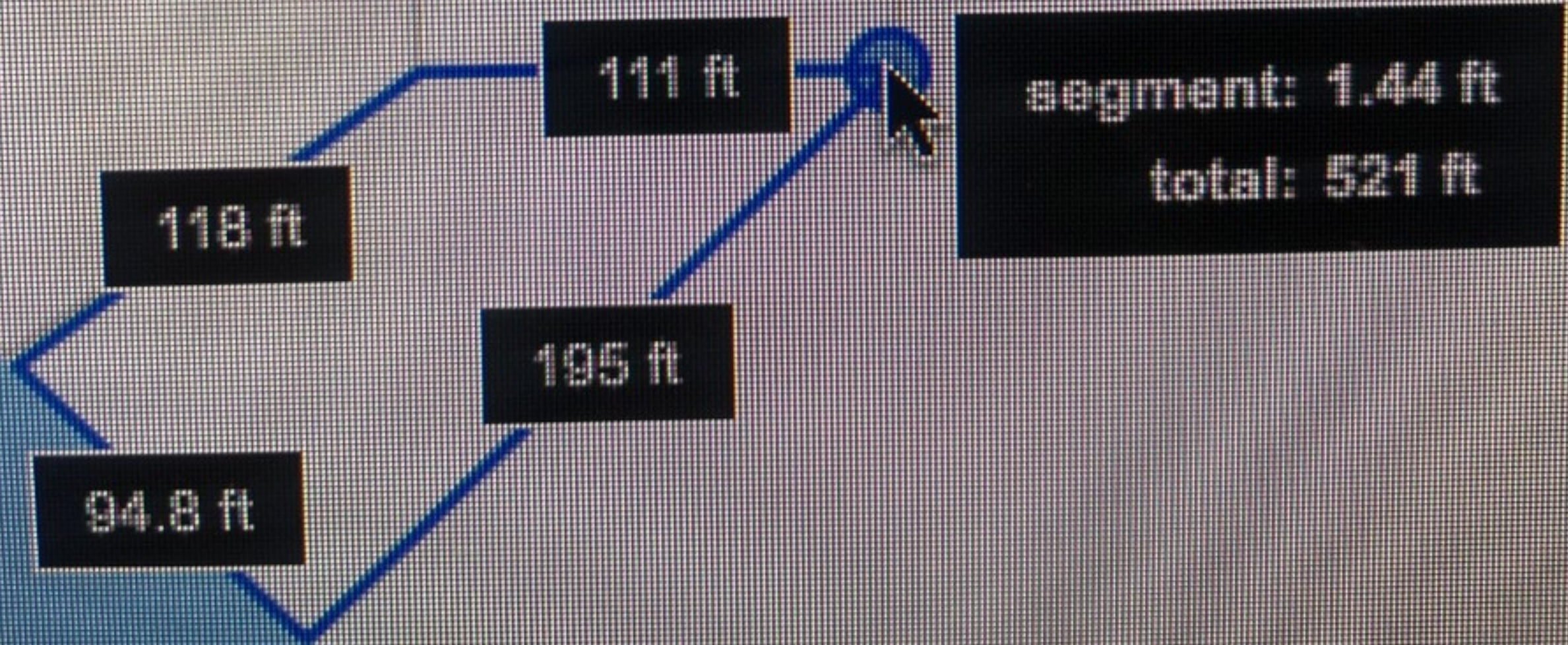


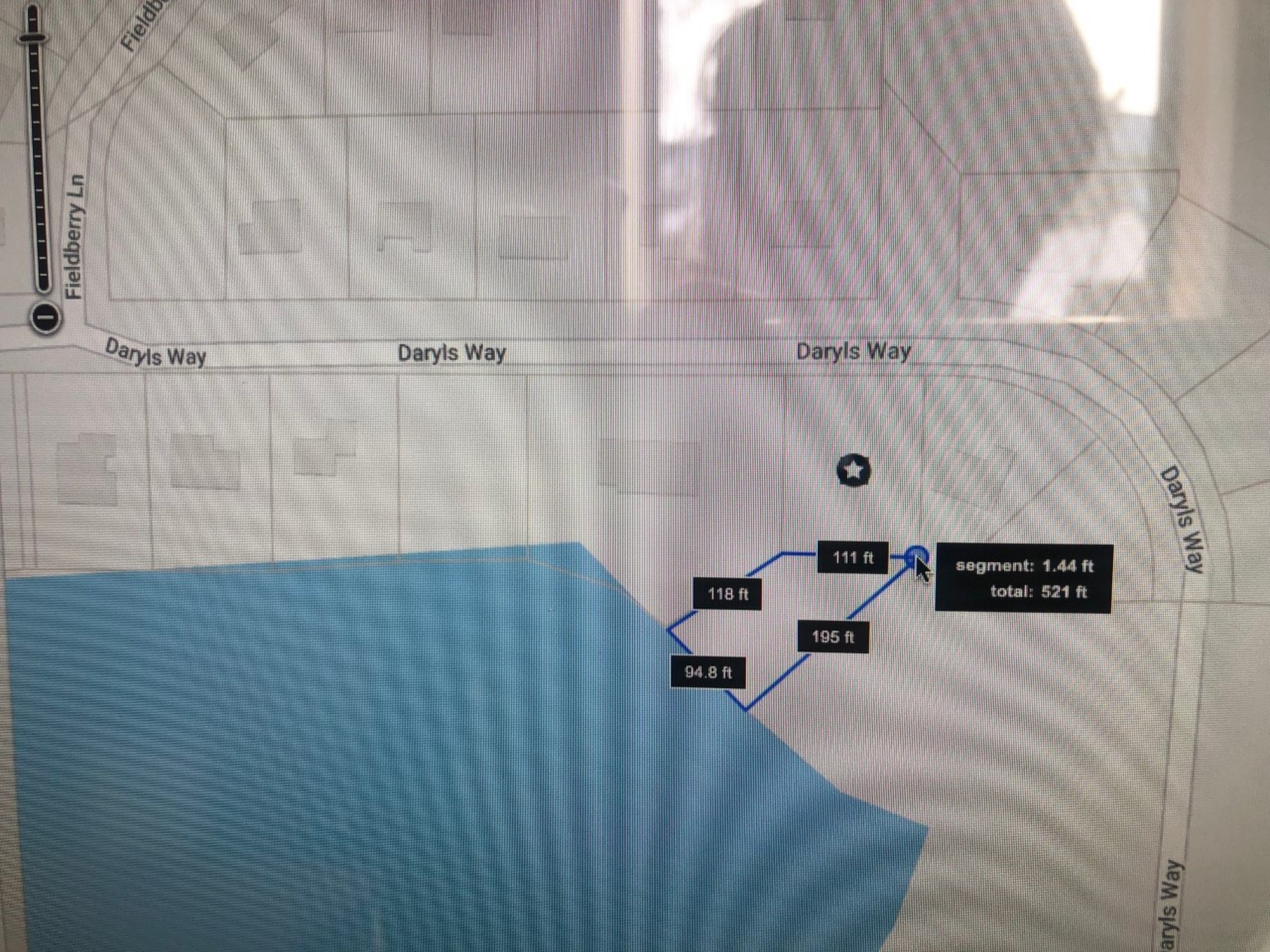
Legend
Click Parcels for Info

Parcel Lines
RGB
Red: Band_1
Green: Band_2
Blue: Band_3



Daryls Way





Fieldberry Ln

Daryls Way

Daryls Way

Daryls Way

Daryls Way

Daryls Way

118 ft

94.8 ft

111 ft

195 ft

segment: 1.44 ft
total: 521 ft