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# Frankenlust Township Planning Commission Minutes

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**January 20, 2021**

- 1) **Call to Order:** The meeting was held as a Zoom meeting. Chair, Terri Scheuerlein, called the meeting to order at 7:01 p.m. Present by Roll Call:

Terri Scheuerlein, Frankenlust Township, Bay County, MI  
Jim Begick, Frankenlust Township, Bay County, MI  
John Fox, Frankenlust Township, Bay County, MI  
Michael Haley, Frankenlust Township, Bay County, MI  
Mark Sequin, Frankenlust Township, Bay County, MI  
Alice Eschenbacher, Frankenlust Township, Bay County, MI  
Dave Helmreich, Frankenlust Township, Bay County, MI

Also Present: Rodney Nanney, Frankenlust Township Zoning Administrator.

Mark Sequin was welcomed as a new member to the Planning Commission.

- 2) **Review of Minutes from November 18, 2020 Public Hearing:** Alice Eschenbacher moved to accept the meeting minutes of November 18, 2020 Public Hearing. John Fox seconded. Motion carried.
- 3) **Review of Minutes of the regular November 18, 2020 meeting:** Michael Haley moved to accept the meeting minutes of November 18, 2020. Alice Eschenbacher seconded. Motion carried.
- 4) **Public Comments:** Resident on Delta Rd attended by Zoom. He stated he is in favor of the rezoning of parcel 030-002-400-045-00.
- 5) **Old Business: None.**
- 6) **New Business:**

**a. Adoption of the 2021 meeting schedule.**

The Planning Commission's Meeting Schedule for 2021 was reviewed. Jim Begick moved to accept the 2021 meeting schedule. Alice Eschenbacher seconded. Motion carried.

The following meeting dates were approved.

January 20, 2021  
February 17, 2021  
March 17, 2021  
April 21, 2021  
May 19, 2021  
June 16, 2021  
July 21, 2021  
August 18, 2021  
September 15, 2021  
October 20, 2021  
November 17, 2021

December 8, 2021 (2<sup>nd</sup> Wednesday)

All meetings to take place at 7:00pm in the Township Hall Board Room. Public notice of any

change in date, time, location or cancellation will be provided in accordance with the Open Meetings Act requirements.

Chair, Terri Scheuerlein, noted that February and March meetings will be held via Zoom.

**b. Deliberation and action (recommendation to the Township Board) on rezoning of 2.12 acres of land at the northeast corner of Bay Valley Rd. and Delta Rd. (parcel 030-002-400-050-02) from C-2 to R-2 in an area planned for future moderate density residential uses.**

Motion by Michael Haley, supported by Jim Begick, to recommend to the Board of Trustees to APPROVE amendments to the Official Zoning Map to rezone approximately 2.12 acres of land at the northeast corner of Bay Valley Rd. and Delta Rd. (parcel 030-002-400-050-02 in the southeast quarter of Section 2 from the C-2 (Community Commercial) to the R-2 (Single-Family Residential) zoning district:

FOR THE FOLLOWING REASONS:

1. The lot can be suitable for residential uses allowed in the R-2 District, subject to zoning permit approval.
2. There is no demand for commercial land uses on this lot, which is not in a prime location for commercial development.
3. The proposed R-2 District is less intensive in character than the existing C-2 District.
4. Delta Road and the existing police, fire, ambulance, schools, municipal water service, and other public services are adequate to serve all potential land uses allowed in the proposed zoning district.
5. All allowable land uses in the R-2 District can be compatible with the surrounding area in terms of potential impacts from traffic, noise, and scale of development.
6. The proposed rezoning to the R-2 District is more consistent with the Master Plan's future land use designation of Moderate Density Residential for the lot and surrounding land to the north and east than the existing C-2 zoning classification.

Motion passed by roll call vote:

Eschenbacher	Yes
Sequin	Abstained
Scheuerlein	Yes
Begick	Yes
Fox	Yes
Haley	Yes

**c. Deliberation and action (recommendation to the Township Board) on rezoning of 0.47 acres of land on the north side of Delta Rd. east of Frankenlust Rd (parcel 030-002-400-045-00) from C-2 to R-2 in an area planned for future commercial uses.**

Motion by Terri Scheuerlein, supported by Alice Eschenbacher, to recommend to the Board of Trustees to APPROVE amendments to the Official Zoning Map to rezone approximately 0.47 acres of land at 2305 Delta Rd. on the north side of Delta Rd. east of Frankenlust Rd. (parcel 030-002-400-045-00) in the southeast quarter of Section 2 from the C-2 (Community Commercial) to the R-2 (Single-Family Residential) zoning district:

FOR THE FOLLOWING REASONS:

1. The lot can be suitable for residential uses allowed in the R-2 District, subject to zoning permit approval.

2. There is no demand for commercial land uses on this lot, which is not in a prime location for commercial development.
3. The proposed R-2 District is less intensive in character than the existing C-2 District.
4. Delta Road and the existing police, fire, ambulance, schools, municipal water service, and other public services are adequate to serve all potential land uses allowed in the proposed zoning district.
5. All allowable land uses in the R-2 District can be compatible with the surrounding area in terms of potential impacts from traffic, noise, and scale of development.
6. The proposed rezoning to the R-2 District is not consistent with the Master Plan's Commercial future land use designation for the lot but is more consistent with the existing residential use and small size of the lot than the existing C-2 District.
7. It is the consensus of Planning Commission members to have the designation of the parcel changed in the future revision of the Master Plan.

Motion passed by roll call vote:

Fox	Yes
Begick	Yes
Helmreich	Yes
Eschenbacher	Yes
Scheuerlein	Yes
Haley	Yes
Sequin	Abstained

**7) Reports:**

- a. **Zoning Administrator:** The Zoning Administrator's report for December 2020 is on file and was reviewed by the board.
- b. **Building Inspector:** The Building Inspector report for December 2020 is on file.

**8) Planning Commission Members Issues/Comments:**

**9) Next Meeting: February 17, 2021 – 7:00 pm – Township Administration Building.**

**Meeting was adjourned at 7:38 pm. Motion by Dave Helmreich, seconded by Michael Haley.**

**Respectfully submitted by,**

**Michael Haley, Secretary  
Frankenlust Township Planning Commission**

**DRAFT**