

CHARTER TOWNSHIP OF HARRISON  
HARRISON TOWNSHIP, MICHIGAN 48045  
PLANNING COMMISSION MINUTES  
THURSDAY, APRIL 19, 2007 – 7:00 P.M.  
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A regular meeting of the Harrison Township Planning Commission was held on **Thursday, April 19, 2007 at 7:00 PM** in Rosso Memorial Hall located at 38255 L'Anse Creuse, Harrison Township, Michigan 48045.

**A. CALL MEETING TO ORDER:**

Chairman Tomenello called the meeting to order at 7:00 p.m.

**B. ROLL CALL:**

**PRESENT:** Chairman Lawrence Tomenello and members Mark Bacha, Bill Fowke, Douglas McDougal, Michael Rice, John Swiatkowski, and Maria Zingas

**ALSO PRESENT:** Rosemary Davis - Township Attorney  
Patrick Meagher & Peter Briddick - Township Planners  
David Nummer - Township Engineer  
Diane Jolly – Administrative Assistant  
Cynthia Chambos – Recording Secretary.

**C. APPROVAL OF AGENDA:**

Motion by Member **McDougal** supported by Member **Swiatkowski** to approve the April agenda as presented.

<b><u>Roll Call Vote:</u></b>	<b>Member McDougal</b>	<b>Yes</b>
	<b>Member Swiatkowski</b>	<b>Yes</b>
	<b>Member Bacha</b>	<b>Yes</b>
	<b>Member Fowke</b>	<b>Yes</b>
	<b>Member Rice</b>	<b>Yes</b>
	<b>Member Zingas</b>	<b>Yes</b>
	<b>Chairman Tomenello</b>	<b>Yes</b>

**Motion Carried**

**D. APPROVAL OF MINUTES: March 15, 2007**

Motion by Member **Zingas** supported by Member **Rice** to approve the minutes from March 15, 2007 as presented.

<b><u>Roll Call Vote:</u></b>	<b>Member Zingas</b>	<b>Yes</b>
	<b>Member Rice</b>	<b>Yes</b>
	<b>Member Bacha</b>	<b>Yes</b>
	<b>Member Fowke</b>	<b>Yes</b>
	<b>Member McDougal</b>	<b>Yes</b>
	<b>Member Swiatkowski</b>	<b>Yes</b>
	<b>Chairman Tomenello</b>	<b>Yes</b>

**Motion Carried**

**E. HEARINGS AND REVIEWS: None**

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**F. UNFINISHED BUSINESS:**

1. **Case #03-07-SLU:**                    **Recommendation on proposed rezoning request for John Champagne R-1-C (Single Family Residential) to RM-3 (Multiple Family Residential) 13.86 Acres – Described property – Rosecroft Shores Subdivision – Shook and Jefferson Avenue, Property No. 0001 0048 00 Sidwell No. 11-36-227-011**

Member Swiatkowski addressed the issues relative to the two concept plans that were discussed at the public hearing on March 15, 2007.

Member Rice raised concerns relative to the west portion of the proposed development relative to parking, car lights, etc.

Member Swiatkowski addressed concerns on the density of the project.

Member Zingas addressed the issue of hardship. She does not see this as a hardship issue.

Member Bacha addressed the increased traffic that would occur at the curve.

Chairman Tomenello addressed Mr. Briddick regarding their recommendations on the first Planner's review.

Peter Briddick, Planner, addressed their first and second letter reviews regarding their recommendations.

**Motion by Member Bacha supported by Member Swiatkowski to recommend denial on Case #03-07-RZ – Proposed rezoning request for John Champagne – R-1-C (Single Family Residential) to RM-3 (Multiple Family Residential) 13.86 acres – Described property – Rosecroft Shores Subdivision – Shook and Jefferson Avenue – Property No. 0001 0048 00 Sidwell No. 11-36-227-011, that were based upon the following:**

1. There has been no reasonable proposal submitted indicating that the property cannot be developed as R-1-C.
2. The development is inconsistent with the Master Plan designation of lower density single family residential.
3. The density of the development exceeds the Master Plan designation of 2.5 dwelling units per acre.
4. The current zoning of R-1-C is consistent with the Master Plan
5. The proposed zoning designation of R-M-3 is inconsistent with the surrounding building designations.
6. The proposed land use is inconsistent with the established land use patterns in characteristics in the surrounding area.
7. There will be a greater impact on the surrounding infrastructure if the land is developed as R-M-3.
8. The proposed zoning of R-M-3 will not reasonably advance a legitimate governmental interest in the protection of the health, safety and welfare of the general public.
9. There is no identifiable public economic need of a rezone at this time.

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Chairman Tomenello asked if any of the members had any further questions and/or concerns. Seeing none, he asked for a roll call.

<b><u>Roll Call Vote:</u></b>	<b>Member Bacha</b>	<b>Yes</b>
	<b>Member Swiatkowski</b>	<b>Yes</b>
	<b>Member Fowke</b>	<b>Yes</b>
	<b>Member McDougal</b>	<b>Yes</b>
	<b>Member Rice</b>	<b>Yes</b>
	<b>Member Zingas</b>	<b>Yes</b>
	<b>Chairman Tomenello</b>	<b>Yes</b>

**Motion Carried**

2. **Case #02-07-SLU:**                      **Status on East Side Collision Center (Tabled 2-15-07)**  
**Jason Palazzola, Automotive Collision Repair,**  
**42469 Irwin**

The petitioner was not in attendance at the meeting.

The Planning Consultant, Patrick Meagher, addressed the project and suggested the request be tabled, date specific, and give the applicant one more opportunity to re-submit.

Member Rice stated that Eastside Collision is currently an operating business in the Township.

**Motion by Member Rice supported by Member Zingas to table - Case #02-07-SLU – East Side Collision Center – Jason Palazzola Automotive Collision Repair – 42469 Irwin, until the May 17, 2007, Planning Commission Meeting, subject to the following:**

It was advised that the department secretary notify the petitioner in writing, certified, registered, with return receipt, before the next Planning Commission meeting. Petitioner will be required to give us an update on the status of his project. If no communication is received, the Board will deny the petitioner's request.

Chairman Tomenello asked for any discussion. Hearing none he asked for a roll call.

<b><u>Roll Call Vote:</u></b>	<b>Member Rice</b>	<b>Yes</b>
	<b>Member Zingas</b>	<b>Yes</b>
	<b>Member Bacha</b>	<b>Yes</b>
	<b>Member Fowke</b>	<b>Yes</b>
	<b>Member McDougal</b>	<b>Yes</b>
	<b>Member Swiatkowski</b>	<b>Yes</b>
	<b>Chairman Tomenello</b>	<b>Yes</b>

**Motion Carried**

- G. **NEW BUSINESS:**    None

- H. **CORRESPONDENCE:**

The Chairman acknowledged a letter from Sam Buschell, dated April 19, 2007. The letter was received and filed.

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**I. COMMENTS FROM THE PLANNER:**

Patrick Meagher, Planner, expressed his gratitude on the input from the Commission at the workshop meeting held April 18, 2007, regarding the preliminary Master Plan.

**J. COMMENTS FROM THE FLOOR:**

Sam Buschell, 39064 Venetian Drive: Addressed concerns on various issues in the Township.

John Champagne: Petitioner for Case #03-07-RZ – Inquired as to what the procedure is for the recommendation to go forward to the Township Board.

Patrick Meagher, Township Planner addressed the procedure issue brought up by John Champagne, for the Board.

Lorraine Moore: Thanked the Commission in keeping with the Master Plan as far as recommending denial on the John Champagne rezoning request.

Member Rice addressed concern regarding the loud talking and noise coming from the adjacent Beaufait Hall. Mr. Tomenello requested the Recording Secretary address the issue with the proper Township official regarding the problem and see if the activities can be changed so there will not be any interference with the Planning Commission or the Zoning Board of Appeals monthly meetings.

Member Zingas inquired as to the status of Village Building Company – River Bay Condos.

The Planners responded to Member Zingas' inquiry regarding Village Building Company. Patrick Meagher and Peter Briddick both stated that they were waiting on a determination from the Prosecutor's office.

**K. NEXT PLANNING COMMISSION MEETING: May 17, 2007**

**L. ADJOURNMENT:**

**Motion by Member McDougal supported by Member Zingas to adjourn the meeting at 7:40 pm.**

**Ayes: 7 Nays: 0**

**THE MOTION CARRIED UNANIMOUSLY**

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Maria Zingas, Secretary  
Harrison Township Planning Commission

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Cynthia Chambos, Recording Secretary