

Planning Commission
September 1, 2020

I. Call to Order

The September 1, 2020 Special Planning Commission meeting was called to order at 7:00 p.m. via Zoom by Chairman Strander and a quorum declared.

II. Roll Call of the Commission

PRESENT: A Amos, D Atchison, L Reid (joined at 7:20 p.m.), M Lelle, T Pitt, S Ponds, G Strander, S Kipp and J Verbeke

ABSENT: All members were present

Staff Present: Haley Snyder, Acting City Manager, Jill Domingo, City Clerk and John Tracy, Director of Planning, Building & Code Enforcement.

III. Approval of Prior Meeting Minutes

A. August 18, 2020

D Atchison moved, M Lelle supported, CARRIED, to approve the prior Planning Commission minutes as presented. (vv) (9-0)

IV. Correspondence – N/A

V. Public Hearing- Reclassify 500 Bemer St. from M-1 Light Industrial to an R-2 Multiple Family Residential District

Chair G Strander opened the public hearing at 7:02 p.m.

Director of Planning, Building & Code Enforcement Tracy gave the following overview of the applicant's request:

- The property surrounding 500 Bemer St is East-commercial; North-1-94; South-M-1 Light Industrial & R-2 Multiple Family District; West-Township
- Background: Subject property located at 500 Bemer St was to have been a 2nd phase of a manufactured housing community planned in the late 1990's that had not been developed. Phase I of the manufactured housing community was completed on a separate parcel of land abutting 500 Bemer St., currently known as Westover Community, Westover Blvd. PN: 51-017-201-02, which had never filled all sites with manufactured homes and has now been vacant without any manufactured homes for several years plus. Subject property was previously zone R4 up until September of 2019, when the property was rezoned by the City to M-1 Light Industrial. Currently the property located at 500 Bemer St is part of a sale of land, along with completed Phase I property with existing infrastructure (streets and utilities). The applicant is requesting to rezone/reclassify subject property located at 500 Bemer St, P/N 51-017-201-03 from M-1 Light Industrial to R-2 Multiple Family Residential District.

Staff Recommendation: Recommend approval of reclassification/zoning from M-1 Light Industrial to R-2 Multiple Family Residential for future residential use.

Questions/Comments/Reponses were received from the following:

- Donald Westphal, Owner 500 Bemer St. stated this project started 20 years ago and was slated for approximately 200 mobile homes. He has been searching for a company to purchase the property and move forward with the project. A company that purchased property he owned in the Grass Lake community is interested in purchasing 500 Bemer St, along with the Phase I (Westover) property. This company owns several properties throughout the Midwest and is able to finance the properties. They have been successful with their other properties. The company is working on getting Phase I back in shape. The utilities have been inspected by the City and are awaiting official report as the permit to occupy is contingent on the utilities being in good condition. The permit to construct expires in April 2021 and they have already requesting an extension to that date.
- Commissioner A Amos asked exactly where the property is located? Is it behind Family Dollar?
- Director Tracy stated the 500 Bemer St. is west of where the new Apostolic Church is being built and the Phase I (Westover) property is off 27 Mile Rd. 500 Bemer St. will have only have access from 27 Mile Rd at this time.
- Donald Westphal stated they may want to extend Bemer St. at some time in the future
- Commissioner T Pitt asked if the company purchasing the property is the same company that purchased Andover in Grass Lake and when the properties would be available to occupy.
- Donald Westphal stated yes, the same company did purchase Andover in Grass Lake and they would like to have houses available for occupancy this fall.
- Commissioner A Amos asked what the price range of the houses?
- Donald Westphal stated the price range will be from \$40,000 - \$125,000. The price of the home also covers installation. They will own the house but will lease the land. They will pay a monthly lease rate in the high \$300.00 range. The owner will be responsible for water, sewer and garbage. The property owner will pay taxes on the improved value of the land.
- Commissioner J Verbeke asked if the City will benefit from the tax benefit of the increased value of the land.
- Donald Westphal stated that as the value of the land increases so will the taxes
- Commissioner S Ponds asked what price range will the houses start for Albion?

- Donald Westphal stated that properties will probably start around mid-range in Albion depending on the house itself.
- Commissioner J Verbeke asked if the owner is responsible for selling the house?
- Donald Westphal stated the home owner can use a realtor or sell the property themselves
- Commissioner A Amos asked if the lot price will be the same for all lots and whether or not there will be a community center?
- Donald Westphal stated the lot price will depend on the lot location (i.e. a corner lot would be a higher cost) and will have a small sales office. May have a community center

Chair G Strander closed the public hearing at 7:34 p.m.

VI. Order of Business

A. Approve Reclassifying 500 Bemmer St from M-1 Light Industrial to an R-2 Multiple Family Residential District

T Pitt moved, A Amos supported, CARRIED, to Approve Reclassifying 500 Bemmer St from M-1 Light Industrial to an R-2 Multiple Family Residential District. (vv) (8-1) (Verbeke dissenting)

B. Excuse Absent Board Members

No action was necessary as all members were present.

VII. Public Comments

No comments were received.

VIII. Adjournment

T Pitt moved, S Ponds supported, CARRIED, to adjourn the September 1, 2020 Special Planning Commission Meeting (vv) (9-0)

Chair G. Strander adjourned the meeting at 7:38 p.m.

Recorded By: Jill Domingo, City Clerk