

Reynolds Township Planning Commission
January 5, 2023
Meeting Minutes

Call to Order: 7:00pm

Pledge of Allegiance & Invocation: 7:01pm

Roll Call: 7:03pm

Members Present: Randy Sherburne, Reg Potts, Jerry Poprowski, Chuck DeLaney, Robert Bergstrom, Edward Kentgen,

Members Absent: Krystyna Kowalczyk.

Review of minutes from meeting on October 6, 2022.

Motion to approve meeting minutes from October 6, 2022 by Jerry Poprowski, 2nd by Chuck DeLaney.
6 Ayes, 0 Nays.

7:05 Open public hearing on retail commercial proposal, Dollar General, on M46. Parcel # 017-014-015-22

- Ryan Mcehill from ENG and Pete Oleszczuk from WestWind present the rezoning request.
- Ryan Mcehill gives an overview of project scope and design.
 - Well and Septic permits have been approved.
 - MDOT has approved with the exception of driveway location - pending approval based on culvert location / design at M46.
 - Easement on the east side of the parcel to be abandoned and deeded to the adjoining property owner.
- Pete Oleszczuk: Request to rezone narrow strip of land at north side of parcel from R1 to Highway to match majority of parcel and to avoid any future issues.
- Pete Oleszczuk: Request for reduction in zoning required number of parking spaces by 10. Zoning requires 43 spaces, and the request reduces to 33 spaces. Reduction is based on established operational needs of numerous other similarly sized Dollar Generals. There is space reserved for the additional 10 spaces should they be needed in the future.
- Ed Valacus - Owner of adjoining parcel to the east concerned about the cost of surveying required to abandon existing easement and deed the land to him.
 - Pete Oleszczuk responded that West Wind would bear the cost of any surveying / recording / etc, needed to abandon the easement.
- Jerry Poprowski comments the use does fit with the Master Plan.
- Chris Hammer - Owner of the adjoining parcel to the west is in agreement with the rezoning request.
- General discussion of the reason for the reduction in parking spaces and potential impact on M46 traffic.
 - Agreement that traffic issues / design / considerations are the purview of MDOT on a state highway and not the PC.

7:26 Jerry Poprowski motions to close the public hearing. 2nd by Reg Potts.
6 Ayes, 0 Nays.

7:27 Planning Commission Meeting Opens

- Jerry Poprowski motions to approve rezoning strip of land in question from R1 to Highway. 2nd by Reg Potts.
 - 6 Ayes, 0 Nays.
- Reg Potts motions to approve differing 10 parking spaces. 2nd by Robert Bergstrom.
 - 6 Ayes, 0 Nays

- Discussion of the draft Marijuana Ordinance and Marijuana Zoning Ordinance proposed by the Reynolds Township Board.
 - Question of why the Board changed its position from not allowing Marijuana in the township?
 - Question of purpose or guidance from the Board to the Planning Commission regarding the two proposed ordinances.
 - Agreement on the need for public feedback on this subject: Is there a consensus or desire by the residents for these changes?
 - Agreement the PC needs a significant amount of further information and research on what the State of Michigan has issued concerning Cannabis.
- Chuck DeLaney motions for a public hearing February 2 on the proposed changes and feedback from the community. 2nd by Jerry Poprawski.
 - 6 Ayes, 0 Nyes

8:11pm Robert Bergstrom motions to adjourn the meeting. 2nd by Jerry Poprawski.
6 Ayes, 0 Nyes.