

CITY OF CHARLOTTE
PLANNING COMMISSION MEETING MINUTES
111 E. Lawrence Ave. Charlotte, MI 48813 (517) 543-2750
April 02, 2024 - Unapproved

CALL TO ORDER:

The meeting was called to order by Chairperson Brummette at 7:00 P.M.

ATTENDANCE:

Present: Chairperson Brummette, Commissioners Lester, Bliven, Christensen, and Snyder.

Also in attendance were City Council Member Christensen, Community Development Director Myrkle, Assistant Fire Chief Fullerton, Fire Captain and Inspector Daly, and City Clerk LaRocque

Absent: Vice Chairperson McRae and Commissioner Garrett. Clark's term has expired and she will not be returning; her seat is vacant.

PLEDGE OF ALLEGIANCE:

Led by Chairperson Brummette

APPROVAL OF MINUTES:

Motion by Christensen, supported by Lester, to approve the minutes of February 06, 2024. Carried. Yes (5); No (0); Absent (2)

EARLY PUBLIC COMMENT:

No comments

PUBLIC HEARING - TEMPORARY USE REQUEST - TNT FIREWORKS TENT AT MEIJER:

- Myrkle provided the Commission with a summary of the project and the scope to which they should approach their decision making.

CONSIDER APPROVAL OF TEMPORARY USE REQUEST - TNT FIREWORKS TENT AT MEIJER:

RESOLUTION 2024-5 - TO APPROVE A TEMPORARY USE PERMIT FOR THE SALE OF FIREWORKS AT MEIJER, 1167 EAST CLINTON TRAIL

WHEREAS, the City of Charlotte has received an application for a Temporary Use Permit for the sale of fireworks at Meijer, located at 1167 East Clinton Trail; and

WHEREAS, the City of Charlotte Planning Commission hereby makes the following findings in regard to this request:

1. The principal use has previously been granted site plan approval.
2. The principal use is in compliance with city zoning regulations.
3. The temporary use does not create a public safety problem as determined by the Police Department.
4. The temporary use does not exceed 30 days.
5. Any lawn areas affected by the temporary use will be restored.
6. Adequate parking will remain available for the principal use.
7. A zoning officer has determined the application would not impair the health, safety and welfare of the general public.
8. The principal use is located in a B-3 zoning district.
9. The temporary use bears a reasonable relationship to the principal use, that use being retail sales of fireworks.

THEREFORE, BE IT RESOLVED, that the City of Charlotte Planning Commission hereby approves the Temporary Use Permit for the sale of fireworks by TNT Fireworks at Meijer, located at 1167 East Clinton Trail for the period June 21, 2024 to July 6, 2024.

Motion by Snyder supported by Bliven to approve Resolution 2024-5. Carried by roll call vote; Yes (5) Brummette, Lester, Christensen, Bliven, Snyder; No (0); Absent (2)

PUBLIC HEARING - PROPOSED SITE PLAN - 321 EAST HARRIS (SPARROW EATON):

- Myrkle provided the Commission with a summary of the project and the scope to which they should approach their decision making.
- Representatives from Sparrow Eaton provided the Commission with various details. The project is currently half way through the design phase and construction is expected to begin in 8 weeks. The exterior changes coincide with internal changes allowing the hospital to expand a previously unused area for an Infusion Center and relocation of the Sleep Center.

CONSIDER APPROVAL OF PROPOSED SITE PLAN - 321 EAST HARRIS (SPARROW EATON):

RESOLUTION 2024-4 TO APPROVE A SITE PLAN FOR SPARROW-EATON HOSPITAL, FOR PARKING LOT AND LANDSCAPING CHANGES AT 321 E HARRIS STREET

WHEREAS, Sparrow-Eaton Hospital has submitted a site plan to the City of Charlotte for review and approval by the Planning Commission; and

WHEREAS, the City of Charlotte Planning Commission is required to use the following checklist, and has made the following findings regarding this site plan:

1. The location and design of driveways providing vehicular ingress to and egress from the site, in relation

to streets giving access to the site, and including acceleration and deceleration lane needs is adequate and in compliance with the city's zoning regulations.

2. There is no need for additional service drives or marginal access roads as a result of this redevelopment.
3. The parking lot layout, including ingress, egress and driveway widths conform to the requirements of the city's zoning regulations.
4. Loading and unloading areas and building service areas are adequate and in compliance with the city's zoning regulations, and are provided elsewhere on the property.
5. Location and requirements for fences, walls and greenbelts are adequate and in compliance with the city's zoning regulations, except for that noted below.
6. There are no special site features such as play areas or pools included in this site plan.

WHEREAS, the comments, requirements and conditions from the City of Charlotte Department of Public Works must be incorporated into the plan, and adhered to during development; and

WHEREAS, additional landscape screening along East Harris Street must be installed as a screen between this parking lot and the residential house at 333 East Lawrence.

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby approves the site plan for Sparrow Eaton Hospital's proposed parking lot and landscaping changes at 321 East Harris St.

Motion by Bliven supported by Lester to approve Resolution 2024-4. Carried by roll call vote; Yes (5) Snyder, Lester, Christensen, Bliven, Brummette; No (0); Absent (2)

PUBLIC HEARING - PROPOSED SITE PLAN - 500

PACKARD HWY (MICHIGAN CAN LINES):

- Myrkle provided the Commission with a summary of the project and the scope to which they should approach their decision making.
- John Sherman, resident - He has concerns about the activities at the plant considering his residence is in close proximity to the industrial park.
- Representatives from Michigan Can Lines were available to provide the Commission with various details and to answer questions posed by resident Sherman.
- Fire Inspector Daly was able to provide the Commission with answers to questions.
- Myrkle recommended viewing the YouTube video How It's Made - Aluminum Cans, which shows the manufacturing process. It was noted the manufacturing speeds are much faster today.
- Michigan Can Lines is now accepting employment applications on-site - a sign is posted on the fence at the street.

CONSIDER APPROVAL OF PROPOSED SITE PLAN - 500 PACKARD HWY (MICHIGAN CAN LINES):

RESOLUTION 2024-3 TO APPROVE A SITE PLAN FOR MICHIGAN CAN LINES FOR A PROPOSED BUILDING ADDITION AT 500 PACKARD HIGHWAY

WHEREAS, Michigan Can Lines has submitted a site plan to the City of Charlotte for review and approval by the Planning Commission; and

WHEREAS, the City of Charlotte Planning Commission is required to use the following checklist, and has made the following findings regarding this site plan:

1. The applicant is proposing reasonable site improvements on the overall site in relation to the scale and construction cost of the building and expansion.
2. The applicant is not proposing a change in use.
3. The applicant is addressing all safety related site issues on the overall site.
4. The applicant is complying with relevant landscaping regulations.
5. The proposed improvements do not increase noncompliance with site requirements of the zoning code.
6. The proposed use is not in the B-3 zone and 82-471(G)5 does not apply.

WHEREAS, any comments, requirements and conditions from the City of Charlotte Department of Public Works must be incorporated into the plan, and adhered to during development; and

WHEREAS, any comments, requirements and conditions imposed by the City of Charlotte Fire Department in regard to safety related site issues on the overall site must be adhered to.

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby approves the building addition site plan for Michigan Can Lines for a chemical storage area at 500 Packard Highway, inclusive of the requirements and conditions noted in this Resolution.

Motion by Snyder supported by Christensen to approve Resolution 2024-3. Carried by roll call vote; Yes (5) Snyder, Bliven, Lester, Christensen, Brummette; No (0); Absent (2)

REPORTS, COMMENTS, OTHER CORRESPONDENCE:

Community Development Director Myrkle gave an overview on what is going on in the City currently

Brummette gave a comment on the order of communication.
(Chain of Command).

It was stated that all board members need to share information to other members so decisions can be made in transparency.

LATE PUBLIC COMMENT:

John Sherman, resident - shared concerns about traffic and wear and tear on the roads

ADJOURNMENT:

Motion by Bliven, supported by Snyder, to adjourn the meeting at 8:20 p.m. Carried. Yes (5); No (0); Absent (2).

Respectfully submitted,
Mary LaRocque, City Clerk