

**Township of Alabaster
Planning Commission
February 3, 2021 Meeting Minutes
(a virtual meeting)**

1. Call to Order by Chairperson Kirchner 9:10 am

2. Roll Call and recognition of visitors

Kirchner, J	Present	Chairperson
Tubbs, A	Present	Member
Wentworth, D	Present	Member
Czaika, J	Present (<i>computer issues</i>)	Secretary
Fogelsonger, K	Excused absence	Vice Chairperson
Wentworth, S	Present (<i>Township Supervisor</i>)	Audience
Gaillard, S	Present (<i>USG Corp</i>)	Audience
Mikelonis, D	Present (<i>resident</i>)	Audience

3. Approval of agenda

Action: Approval Motion by Wentworth, Second by Tubbs, approved by unanimous voice vote.

4. Approval of minutes of prior (11/04/2020) meeting:

Action: Approval Motion by Wentworth, Second by Tubbs, approved by unanimous voice vote.

5. Open discussion of items not on agenda:

A. Commission:

1. Chairperson Kirchner: written comments read into record. Text attached.
2. Member Tubbs: no comments
3. Member Wentworth: no comments
4. Member Fogelsonger: written comments read into record by Chairperson Kirchner. Text attached.

B. Members of Audience: Supervisor Wentworth indicated that re-zoning of Preserve area will be considered by Parks Committee.

C. Correspondence: None

6. Old Business: None

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7. New Business:

- A. Election of Officers: Motion by Member Wentworth to re-elect current officers:
Support by Tubbs: Role Call vote and elected position detailed below.

Kirchner, J	Aye	Chairperson
Tubbs, A	Aye	Member
Wentworth, D	Aye	Member
Czaika, J	Absent	Secretary
Fogelsonger, K	Absent	Vice Chairperson

Motion carried

- B. Review of Comprehensive Development Plan (CDP), aka Master Plan.
1. Chairperson Kirchner comments: See attached text.
 2. Vice Chairperson Fogelsonger comments: See attached text.
 3. Member Tubbs stated that the existing plan continued to define the Townships plans and that changes were not necessary but that annotation to the plan indicating current situation would be helpful.
 4. Member Wentworth agreed with Tubbs.
 5. Action: Motion to continue use of existing plan and to annotate it with current status information. Members to submit their Annotations to Chairperson Kirchner for inclusion. Motion by Tubbs, Second by Wentworth. Role Call vote detailed below.

Kirchner, J	Aye	Chairperson
Tubbs, A	Aye	Member
Wentworth, D	Aye	Member
Czaika, J	Absent	Secretary
Fogelsonger, K	Absent	Vice Chairperson

Motion carried.

8. Next Meeting: May 12, 2021.

9. Adjourn: Motion by Member Tubbs, Support by Member Wentworth. Motion Carried by unanimous voice vote. Meeting Adjourned at 9:47 am.

Respectfully submitted: David Wentworth, Member, Acting Secretary, 02/08/2021

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Zoom Meeting Reference:

["https://us02web.zoom.us/j/4219835019?pwd=WXgyam1xb2RNTDQxQWJ3T0w5bWErdz09"](https://us02web.zoom.us/j/4219835019?pwd=WXgyam1xb2RNTDQxQWJ3T0w5bWErdz09)

Chairperson Kirchners Comments and Notes:

THOUGHTS RE CDP REVIEW

The CDP was created in June 2004 and was 18 months in the making. It used year 2000 Census data. Law requires a review at least every five years.

The Plan was reviewed in 2009, with the following excerpt from the 2009 PC Annual Report:

- “There was unanimous agreement that the Township should continue to use the existing plan until the next review. It was also noted that an administrative error was found. The Future Land Use Map in the Master Plan showed the NGC property east of US-23 (the NGC port) as M-1, whereas it should have been shown as “residential”. The PC recommended that this property be changed to LR-2 on the map.” (Non-conforming use)

The last review was June 2015, with the following comment from the Annual Report:

- “It was decided that the goals and future land use parts of the existing plan are still relevant and valid and that only minor changes could be made in the background information part of the plan.”

Spicer says a new CDP should be made at least every 10 years.

In this review, we can decide any one of the following:

- No update is needed,
- Amend the existing plan, without writing a new one, or
- Write a new plan. (In which case I would want them to use 2020 Census data)

Personal comments:

I do not feel that enough has changed in terms of goals, land use or future land use from what we have already established to warrant the time, effort or expense of developing a new plan. The population data is out-dated and some of the factual information about commercial and industrial uses has changed. We have a wonderful new bike path and arboretum and we are developing a new conservation/recreation area. More cottages have changed to permanent residences along the lakeshore. But, overall, the township is much like it was when I first moved here. There has been no new industry, commercial development or significant population

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increase, and land use remains pretty much the same and is unlikely to change significantly. I think people still like the rural atmosphere here and do not wish to see any major commercial or industrial development.

While the population statistics are out of date, it is not the population data that are important in zoning issues. It is the existing land use and the plan for future land use that are important. In our existing Plan we have taken account of potential future changes in land use adequately. If our intent is not to change the Future Land Use Map, then there is no real need for a new plan. I think we may wish to update some of the information in the plan to include the fact that we have accomplished a number of the stated goals and perhaps include any new things of note. A report to that effect could serve as an addendum to the existing plan.

These are my thoughts as I reviewed the Plan, but I realize that others may have different ones.

I asked Kurt if he had any thoughts regarding the Master Plan. He sent me an e-mail which I would like to read:

“In general, I think the Comprehensive Development Plan still is fairly sound. Historical background appears good. Being created in 2004 certainly there are demographics that need to be updated. More specifically, not sure if we need to edit to reflect:

- USG’s current plan – expanding mining, selling property, bins removed.
- Intent for newly purchased 145 acres with a mile frontage along Lake Huron.

Don’t think we can just focus on a couple areas without updating the entire document but that sounds expensive.

That’s all for me.”

I open the topic to discussion.

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Chair’s Remarks

Ask Stephanie about a map of the acquired property for the conservation/recreation area. If it is the east half of Sec. 34, then it is zoned as LR-1, which does not permit conservation or recreation uses. Land on the west side of US-23 is zoned Agricultural (A-1), which also does not permit the intended use. However, both the east and west sides of the highway are shown as OSR-1 on the Future Land Use Map. These areas must be rezoned from LR-1 & A-1 to OSR-1,

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then recreation or conservation use is allowed by special land use permit.

Are there any residences or other uses of this property or adjacent property that will be negatively affected by rezoning?

Is the PC expected or required to have any input regarding what is to be done with the development of this property?