

Minutes  
Grand Beach Planning Commission  
Public Hearing  
January 10, 2018

Vice Chairperson Laurie Roche called the public hearing to order at 5:30 pm CST/ 6:30 pm EST. In addition to Roche, Planning Commission (PC) members James Bracewell and George Soper were in attendance. Raymond Kelly and Patrick O'Leary were unable to attend.

Bracewell moved, seconded by Soper to approve the agenda as presented. Agenda was adopted unanimously 3-0.

Laurie Roche said the Planning Commission will take comments from the public concerning a proposed amendment to the Village of Grand Beach Zoning Ordinance - Official Zoning Map, and listed the lots as lots 1, 2, 3 and 4, Block 11 and lots 1, 2, 3, 4, 5 and 6, Block 12 of the Michigan Shores County Club Estates Subdivision of Grand Beach. The proposal to be discussed is the rezoning of these lots from Low Density Residential (LDR) to Medium Density Residential (MDR) zoning.

Roche explained that it came to the Village staff's attention that the 10 lots which are zoned LDR on the Zoning Map do not meet the dimension and other requirements of the zoning district. They are adjacent to lots in the Golfmore Estates Subdivisions that are zoned LDR and the platted lots there meet the district requirements.

Village staff investigated the background and could find no formal zoning decision which determined these lots to be LDR. In the 80's, the Council granted variances to all 10 lots so they were considered buildable even though they are not only smaller than LDR lot area minimum square footage requirements, but also MDR requirements. Six of the lots already have houses on them and another lot has a home in progress.

The Village seems to have treated the lots as MDR and not LDR, granting the variances and building permits. It's possible that an error was made by including these lots as LDR on the Zoning Map along with the adjacent bigger Golfmore Estates Subdivision.

Village staff and our Zoning Administrator recommend that the 10 lots be rezoned MDR. With the exception of the lot area variances already granted, all of the MDR requirements for building and use of the lots would have to be complied with. Rezoning to MDR would also avoid possible future problems on the sale of the lots if they were deemed LDR non-conforming lots.

Roche opened the hearing up for public comment.

John Larkin was representing the Gavin Family who own one of the lots. Larkin said per the last Planning Commission meeting, it was agreed that since 1987 there was a letter written by former Clerk Louise Krejci who agreed that these lots could be built on. Many of the families bought the lots

40 years ago thinking that a home could be built on the lot and never thought there would be a problem.

When selling Phil Poirier's lot number four of Michigan Shores Country Club Estates that is currently being built on, it came to his attention that there was an issue with the lots. The Poirier's lot was 100' wide so there was not a problem, but the Gavin's lot is only 75' wide at the street and he was told that the lot is not buildable.

He believes that the Village is making the right decision and that Medium Density is the right density for these lots. He added that the septic system as approved by the Berrien County Health Department dictates the size of the houses that can be built on the lots.

With no further public comments, Roche moved, seconded by Bracewell to close the Public Hearing. There being no further business, the hearing was closed at 5:38 pm CST/6:38 pm EST.

Respectfully Submitted,

Mary Robertson  
Clerk-Treasurer