

NOTICE OF PUBLIC HEARING

COTTRELLVILLE TOWNSHIP PLANNING COMMISSION

Notice is hereby given that the Cottrellville Township Planning Commission will hold a public hearing on Wednesday, December 19, 2001 beginning at 7:30 p.m. at the Cherry Beach Center, 7232 South River Road, Marine City, MI 48039. The purpose of the hearing is to receive comments from interested persons on a proposal by the Planning Commission to adopt an updated Master Plan for Cottrellville Township.

The updated Cottrellville Township Master Plan includes text, charts, tables, graphs, illustrations and maps that describe the Planning Commission's proposal for the long-range future development of the community. The updated Master Plan has been prepared under the authority vested in the Planning Commission by the Township Planning Act, Michigan Public Act 168 of 1959, as amended. As a part of the Master Plan process, two visioning meetings with Township residents were held which resulted in the adoption of a vision statement to guide the planning process.

A Master Plan is a long-range policy plan for land use that helps guide the township officials when making development decisions. The Master Plan is not a zoning map and does not change the zoning of individual properties.

A complete draft of the proposed Master Plan may be inspected prior to the hearing at the office of the Township Clerk, during regular Township business hours, or at the Cherry Beach Center, 7232 S. River Road. Written comments may be sent to the Planning Commission at 7008 Marsh Road, Marine City, MI 48039, prior to the hearing. Oral comments will be taken during the hearing.

This notice is published pursuant to Michigan Public Act Number 168 of 1959, as amended.

Violet Pfaff
Cottrellville Township Clerk

Publish twice in "The Voice"

First Notice: November 28, 2001

Second Notice: December 12, 2001

**COTTRELLVILLE TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
19 DECEMBER 2001**

Vice-Chairperson Rauschl called meeting to order at 7:40 p.m. at the Cherry Beach Center.

Present: Boskee, Kreusel, Kunnath, Raymond, McKerley, Phelan and Rauschl.

Absent: Beauvais and Schwehofer.

Also Present: D. Birchler and R. Bessey of Birchler/Arroyo and residents (Atch 1).

Minutes of the November 28, 2001 were approved, as presented.

Communications: Memo from Township Clerk regarding a Township Planner.

Public Hearing: Mr. Birchler of Bircher Arroyo, the Master Plan preparer, gave a brief opening, and an explanation of research and analysis. After 20 minutes of casual questions by board members, meeting reconvened at 8:30 for public comment.

V. Delorenzo: States he owns 600 + acres and objects to the rezoning proposal of his area because it conflicts with his plans for the use of his property.

J. Foster: Questions the rezoning and wants clarification of wording. He wants assurance that they can come back to the board for discussion on land uses.

B. Verellen: Has wetland concerns regarding too much standing water and not getting ditches cleaned and water drainage.

D. Kettle: Did not understand the above concerns as this is in regards to future land use not a rezoning plan.

Public comments closed.

Planning Commission Member Phelan stated, "Our concerns are for the Township in general. I feel we are doing our job."

Motion by Kunnath supported by Raymond to recommend to the Township Board to accept said Master Plan, as presented. Declined. Motion by Rauschl to table the Master Plan until the next Planning Commission Meeting so members can review the plan before a final decision is made. All in favor. Carried.

Motion by Kunnath supported by McKerley that the Planning Commission request the Township Board consider the hiring of Birchler Arroyo to help develop a Procedure Manual for rezoning relative to Thomas Raymond's letter (Atch 2). All in favor.

Meeting adjourned at 9:00 p.m.

Isla Boskee
Recorder

2 Atch
A/S

RESOLUTION OF ADOPTION

Cottrellville Township Master Plan

By Cottrellville Township Planning Commission

WHEREAS, the Cottrellville Township Planning Commission has the responsibility and is empowered by the Township Planning Act No.168 of 1959, as amended, to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time, and

WHEREAS, the Cottrellville Township Board created the Planning Commission for the purposes stated in the Township Planning Act No.168 of 1959, as amended, and

WHEREAS, Cottrellville Township has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to make a comprehensive, new Master Plan of Cottrellville Township, and

WHEREAS, the Cottrellville Township Planning Commission has held a public hearing on its proposed new Master Plan for the Township on December 19, 2001 at the Cherry Beach Senior Center, and

WHEREAS, the Planning Commission finds that the new Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of Cottrellville Township,

NOW THEREFORE BE IT RESOLVED that the Cottrellville Township Planning Commission hereby adopts this Master Plan for Cottrellville Township, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, and

BE IT FURTHER ORDERED, that an attested copy of the Master Plan shall be certified to the Cottrellville Township Board, the St. Clair County Metropolitan Planning Commission, and the Southeast Michigan Council of Governments.

Motion by John McKerley Supported by T. Schwehofer

AYES: Beauvais, Boske, Kreusel, Kunnath, McKerley,
Phelan, Rauschl, Schwehofer

NAYS: none

ABSENT: Raymond

RESOLUTION DECLARED ADOPTED THIS 26th DAY OF June 2002

Steven Beauvais
STEVEN BEAUVAIS, Chairperson
Cottrellville Township Planning Commission