

**NEW HAVEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 3, 2023**

Meeting was called to order by Chairman Dan Winters at 7 p.m. at the New Haven Township Hall. Commission members in attendance were:

Mary Eickholt  
Fred Gray  
Norm LeCureaux  
Russ Wing  
Dan Winters

Guests in attendance were Larry Senk, Brian Fitch and Barbara Roll-Wyzga.

Motion by Mary second by Fred to approve the agenda; it was approved by voice vote. Motion by Russ, second by Norm to approve the December 5, 2022, meeting minutes; it was approved by voice vote.

**OLD BUSINESS:**

Dan gave an update on the status of the Shiawassee County Land Use Plan. The Planning Commission was presented three zoning maps from Community Development. Chairman Winters was able to view the maps but was not able to get copies. It was noted that there is a development corridor that is 1320' in width running along both M-52 and M-21. The County Planning Commission will be reviewing those maps.

The County Zoning Ordinance from 6-6-1997 will also be completely reviewed, with the goal of it being condensed to eliminate duplication, especially Article 4.

PZBA22-021 involving the placement of personal solar panels on private property that do not meet the setback allowances was turned down by the County Zoning Board of Appeals.

**NEW BUSINESS:**

Submitted for review was PLLA23-002 by applicant Brian Fitch, 7003 N. State Road, Owosso. Fred Gray removed himself from the conversation as he was a party to this matter. After Mr. Fitch purchased the house and buildings on Parcel 003-09-400-001 in 2013, it was revealed on the survey that one of the buildings encroached the property to the north and went over the property line approximately 14 feet into Dave Kuchar's property on Parcel 003-09-400-005. He had been working with Dave on this issue prior to Fred Gray purchasing the Kuchar property. What is requested is a property "swap" of .19 acres of land from the west edge

of the Fitch property with property now owned by Fred Gray to allow the barn to be wholly contained on the Fitch property with the required setbacks. The parcel sizes will have adjusted dimensions but will still have the same areas. The barn now would be more than the 10 feet required from the property line. Motion by Russ, second by Mary to recommend that the Township Board approve this lot line adjustment. A roll call vote found all in agreement with Fred Gray abstaining.

Also presented was PLD23-001 by Barbara Roll-Wyzga on behalf of property owner Rosemary Leonard, 3300 E. Riley Road, Owosso. Requested is the creation of two 2.5 acre parcels from 80 acre Parcel 003-27-100-003. The existing house and buildings would be wholly contained on one of the 2.5 acre parcels, with all buildings meeting the setback requirements. The second 2.5 acre parcel consists of the existing yard beyond the buildings. All requirements were met with this application. Motion by Mary, second by Fred to approve this land division. A roll call vote found all in approval.

**PUBLIC COMMENT:**

None

The next meeting date has not been set. Motion by Fred, second by Norm to adjourn. Meeting was adjourned at 8 p.m.

Mary L. Eickholt  
Planning Commission Secretary