

**AGENDA
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
VIRTUAL (ZOOM) MEETING AVAILABLE FOR GENERAL PUBLIC
TUESDAY, OCTOBER 6, 2026, 7:00 P.M.
CALL TO ORDER:**

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL: Binder, Branoff, Campbell, Grimes, Henry, Krueger, Melen, Genovesi, Wyatt

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. CORRESPONDENCE:

- A. Resolutions
- B. Minutes: August 11, 2026
- C. Meeting Letter
- D. 5472 Miller Road Zoning Amendment Application, Materials, and Review Letter

6. MEETING OPENED TO PUBLIC (NON-PUBLIC HEARING ITEMS):

7. BUSINESS:

- A. 5472 Miller Road Zoning Amendment (Public Hearing)

8. MEETING OPENED TO THE PUBLIC:

9. REMARKS BY PLANNING COMMISSION MEMBERS:

10. ADJOURNMENT:

**RESOLUTIONS
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
TUESDAY, OCTOBER 6, 2026, 7:00 P.M.**

Resolution No. 261006-01

AGENDA OF OCTOBER 6, 2026

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the agenda for the October 6, 2026 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 261006-02

MINUTES OF AUGUST 11, 2026

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the Minutes for the August 11, 2026 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 261006-03

**RESOLUTION TO RECOMMEND APPROVAL OF A
ZONING AMENDMENT TO 5472 MILLER ROAD; 58-29-
551-002, to I-1 (LIGHT INDUSTRIAL) from R-1 (SINGLE
FAMILY RESIDENTIAL)**

Motion by Planning Commission Member: _____

WHEREAS, the property owner has petitioned the City to rezone the parcel commonly known as 5472 Miller Road, PID 58-29-551-002, from Single Family Residential (R-1) to Light Industrial (I-1); and,

WHEREAS, the petition to rezone has been reviewed by the Planning Commission as it relates to the objectives of the Master Plan, the Future Land Use Map, and the requirements of the Zoning Ordinance; and,

WHEREAS, pursuant to MCL 125.3405, the property owner, through an authorized representative, has voluntarily offered in writing certain conditions concerning the use and development of the property in connection with the requested rezoning, and has affirmed that such conditions are voluntarily offered by the property owner; and,

WHEREAS, the voluntarily offered conditions provide that:

1. The subject property shall be combined with the adjoining parcel that is the subject of the proposed development into a single parcel [5482 Miller Road, 58-29-551-003]; and,
2. A complete site plan application for the proposed development shall be submitted to the City and site plan approval shall be obtained within one year of the effective date of the rezoning; and,

WHEREAS, the Planning Commission acknowledges that the foregoing conditions have been voluntarily offered by the property owner and are not conditions required or imposed by the City as a prerequisite to consideration of the requested rezoning; and,

WHEREAS, the Planning Commission, after reviewing the criteria contained in Zoning Ordinance Section 24.04, finds that the proposed conditional zoning map amendment for 5472 Miller Road to I-1 is consistent with the intent of the Master Plan and satisfies the applicable zoning amendment criteria.

NOW, THEREFORE, BE IT RESOLVED, that the City of Swartz Creek Planning Commission recommends that the Swartz Creek City Council approve the conditional zoning map amendment of 5472 Miller Road, PID 58-29-551-002, legally described as:

LOT 4 SUPERVISORS PLAT NO 44

from R-1 (Single Family Residential) to I-1 (Light Industrial), subject to the conditions voluntarily offered in writing by the property owner as stated herein, pursuant to MCL 125.3405.

BE IT FURTHER RESOLVED, that the Planning Commission's recommendation of the conditional rezoning does not constitute site plan approval, and that any required site plan shall be submitted, reviewed, and approved in accordance with the applicable requirements and standards of the City of Swartz Creek Zoning Ordinance.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 261006-04

ADJOURN

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission adjourns the October 6, 2026 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____
Voting Against: _____

**CITY OF SWARTZ CREEK
VIRTUAL PLANNING COMMISSION BOARD MEETING
ACCESS INSTRUCTIONS
TUESDAY, OCTOBER 6, 2026, 7:00 P.M.**

The Planning Commission meeting of October 6, 2026 at 7:00 p.m. will be conducted as a hybrid meeting, with commissioners, staff, consultants, petitioners, and public attending in-person. The meeting will also be held virtually (online and/or by phone) to non-commissioners.

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain the notice in alternate formats, please contact Renee Kraft at 810.635.4464 48 hours prior to meeting,

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID** number (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provide below. The details include a link to **“Join via computer”** as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touchtone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View participant list-opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” show the active speaker.

Topic: City of Swartz Creek Planning Commission Meeting

Time: October 6, 2026, 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83096401128>

Meeting ID: 830 9640 1128

One tap mobile

+13017158592,,83096401128# US (Washington DC)

+13126266799,,83096401128# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 830 9640 1128

If you have any further questions or concern, please contact 810-635.4464 or email jforrest@cityofswartzcreek.org. A copy of this notice will be posted at City Hall, 8083 Civic Drive, Swartz Creek, Michigan.

CITY OF SWARTZ CREEK VIRTUAL (ELECTRONIC) MEETING RULES AND PROCEDURES

In order to conduct an effective, open, accessible, and professional meeting, the following protocols shall apply. These protocols are derived from the standard practices of Swartz Creek public meetings, Roberts Rules of Order, and city board & commission procedures. These procedures are adopted to govern participation by staff, councilpersons and members of the public in all City meetings held electronically pursuant to PA 228 of 2020. Note that these protocols do not replace or eliminate established procedures or practices. Their purpose is to augment standing expectations so that practices can be adapted to a virtual meeting format.

The following shall apply to virtual meetings of the city's public bodies that are held in accordance with the Open Meetings Act.

1. Meetings of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Park Board, or committees thereunder may meet electronically or permit electronic participation in such meetings insofar as (1) the Michigan Department of Health and Human Services restricts the number of persons who can gather indoors due to the COVID-19 pandemic; (2) persons have an illness, injury, disability or other health-related condition that poses a risk to the personal health or safety of members of the public or the public body if they were to participate in person; or (3) there is in place a statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or other person authorized to declare a state of emergency or disaster.
2. All meetings held hereunder must provide for two-way communication so that members of the public body can hear and respond to members of the general public, and vice versa.
3. Members of the public body who participate remotely must announce at the outset of the meeting that he/she is in fact attending the meeting remotely and by further identifying the specific physical location (by county, township, village and state) where he/she is located. The meeting minutes must include this information.
4. Notice of any meeting held electronically must be posted at the City Offices at least 18 hours before the meeting begins and must clearly explain the following:
 - (a) why the public body is meeting electronically;
 - (b) how members of the public may participate in the meeting electronically, including the specific telephone number, internet address or similar log-in information needed to participate in the meeting;
 - (c) how members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting;
 - (d) how persons with disabilities may participate in the meeting.
5. The notice identified above must also be posted on the City's website homepage or on a separate webpage dedicated to public notices for non-regularly scheduled or electronic public meetings that is accessible through a prominent and conspicuous link on the website's homepage that clearly describes the meeting's purpose.

6. The City must also post on the City website an agenda of the meeting at least 2 hours before the meeting begins.
7. Members of the public may offer comment only when the Chair recognizes them and under rules established by the City.
8. Members of the public who participate in a meeting held electronically may be excluded from participation in a closed session that is convened and held in compliance with the Open Meetings Act.

MAINTAINING ORDER

Public body members and all individuals participating shall preserve order and shall do nothing to interrupt or delay the proceedings of public body.

All speakers shall identify themselves prior to each comment that follows another speaker, and they shall also indicate termination of their comment. For example, "Adam Zettel speaking. There were no new water main breaks to report last month. That is all."

Any participants found to disrupt a meeting shall be promptly removed by the city clerk or by order of the Mayor. Profanity in visual or auditory form is prohibited.

The public body members, participating staff, and recognized staff/consultants/presenters shall be the only participants not muted by default. All other members must request to speak by raising their digital hand on the Zoom application or by dialing *9 on their phone.

MOTIONS & RESOLUTIONS

All Motions and Resolutions, whenever possible, shall be pre-written and in the positive, meaning yes is approved and no is defeated. All motions shall require support. A public body member whom reads/moves for a motion may oppose, argue against or vote no on the motion.

PUBLIC ADDRESS OF BOARD OR Commission

The public shall be allowed to address a public body under the following conditions:

1. Each person who wishes to address the public body will be first recognized by the Mayor or Chair and requested to state his / her name and address. This applies to staff, petitioners, consultants, and similar participants.
2. Individuals shall seek to be recognized by raising their digital hand as appropriate on the digital application.
3. Petitioners are encouraged to appropriately identify their digital presence so they can be easily recognized during business. If you intend to call in only, please notify the clerk in advance of your phone number.
4. The city clerk shall unmute participants and the members of the public based upon the direction of the mayor or chair. Participants not recognized for this purpose shall be muted by default, including staff, petitioners, and consultants.
5. Individuals shall be allowed five (5) minutes to address the public body, unless special permission is otherwise requested and granted by the Mayor or Chair.
6. There shall be no questioning of speakers by the audience; however, the public body, upon recognition of the Mayor or Chair, may question the speaker.

7. No one shall be allowed to address the public body more than once unless special permission is requested, and granted by the Mayor or Chair.
8. One spokesperson for a group attending together will be allowed five (5) minutes to address the public body unless special permission has been requested, and granted by the Mayor or Chair.
9. Those addressing the public body shall refrain from being repetitive of information already presented.
10. All comments and / or questions shall be directed to and through the Mayor or Chair.
11. Public comments (those not on the agenda as speakers, petitioners, staff, and consultants) are reserved for the two "Public Comment" sections of the agenda and public hearings.

VOTING RECORD OF PUBLIC BODIES

All motions, ordinances, and resolutions shall be taken by "YES" and "NO" voice vote and the vote of each member entered upon the journal.

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF PLANNING COMMISSION MEETING
AUGUST 11, 2026**

Meeting called to order at 7:00 p.m. by Chair Wyatt

Pledge of Allegiance.

ROLL CALL:

Commissioners present: Branoff, Binder, Genovesi, Grimes, Henry, Krueger, Melen, Wyatt

Commissioners absent: Campbell

Staff present: Adam Zettel, City Manager.

Others present: James Terbrueggen, April Lockhart, Virgil Lockhart, Justin Sprague

Others Virtually Present: None

APPROVAL OF AGENDA:

Resolution No. 260811-01

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Krueger

I Move the Swartz Creek Planning Commission approves the agenda for the August 11, 2026, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MINUTES OF MAY 5, 2026

Resolution No. 260811-02

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Krueger

I Move the Swartz Creek Planning Commission approves the amended Minutes for the May 5, 2026, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MEETING OPENED TO THE PUBLIC: None.

BUSINESS:

8541 Miller Road Site Plan Review:

Mr. Zettel noted that the plan was for a GBD commercial reconstruction of a drive through restaurant that had experienced total loss due to fire a few years ago. He indicated that the special land use that was legal and conforming for the site was still valid and did not require an additional special land use review, pending site plan approval. The parking area, much landscaping, signs, and other site features were proposed to be reused. The process includes site plan review by the planning commission only.

Mr. Sprague indicated that he recommends approval with three conditions. One, the site signs could be reused if structurally sound and unmodified structurally. Two, that other agency, consultant, and department reviews are required prior to building permit issuance. Three, that business deliveries must occur during non-business hours since the existing site cannot accommodate the new loading zone provisions of the ordinance.

Ms. Binder inquired about the practicality of evening loading. The owner explained this was not an issue.

Mr. Wyatt agreed with the review approach.

Mr. Henry asked about consultant reviews regarding building materials. Affirmation of building materials by staff and consultant was discussed.

Mr. Lockhart noted that deliveries can occur prior to business, that there would be outdoor seating only, that they can replace or keep the signs, and that their service is expected to be ice cream only (year round).

The provision of outdoor seating with ADA compliance was discussed, since this was not on the plan.

Mr. Wyatt invited the public to speak. There was no comment.

Resolution No. 260811-03

(Carried)

RESOLUTION TO APPROVE THE SITE PLAN FOR 8541 MILLER ROAD, COMMERCIAL RESTAURANT WITH DRIVE THRU

Motion by Planning Commission Member Henry
Second by Planning Commission Member Krueger

WHEREAS, the city received an application for a site plan for a piece of land zoned General Business District (GBD), that parcel being 8541 Miller Road, parcel ID 58-02-100-003, and;

WHEREAS, the parcel was previously used for a commercial restaurant with drive through as a legal use with no recorded non-conformities, and;

WHEREAS, the primary structure was destroyed by fire and demolished with the exception of the parking area, drive thru, landscaping elements, lighting elements, and sign elements, and;

WHEREAS, the property is being petitioned to be reused for a commercial drive thru restaurant at a smaller scale, and;

WHEREAS, the rights to the drive through use, as a special land use, are found to be

vested with the property subject to site plan review of a replacement structure, and;

WHEREAS, the planning commission, in reviewing the application materials and review criteria in Zoning Ordinance Section 21, Site Plan Review, among other sections, finds the proposed site plan for a commercial restaurant with drive through meets the intent of the zoning ordinance, and;

WHEREAS, the planning commission finds that the site plan in conjunction with the special land use, would meet all other general and specific standards applicable if the following conditions are met:

1. That the existing pylon sign is refaced using the existing or smaller frame and structure, be replaced with a conforming sign, or seek a variance for an alternate sign.
2. That the sign shall be removed from the site if construction of the replacement structure is not vested prior to expiration of the site plan.
3. That the applicant require all business deliveries to occur during non-business hours.
4. That review and approval from all applicable agencies, consultants, and departments be granted prior to issuance of a building permit.
5. That building materials shall be approved by Justin Sprague and Adam Zettel prior to issuance of a building permit.
6. That outdoor seating, with ADA accessible seats, be approved prior to issuance of a building permit.

NOW, BE IT RESOLVED that the Swartz Creek Planning Commission hereby approves the site plan application for commercial restaurant with drive thru per the site plan and application as included in the August 11, 2026 planning commission packet, subject to the conditions in this resolution.

Roll Call Vote

Yes: Branoff, Grimes, Krueger, Henry, Melen, Wyatt, Binder, Genovesi

No: None

Motion Declared Carried

Resolution No. 250505-03

(Carried)

MEETING OPENED TO THE PUBLIC: None.

REMARKS BY PLANNING COMMISSION:

Commissioner Binder was excited about the approval and asked after the timeline. It is likely a spring 2027 project.

Commissioner Krueger noted that summer is short and NFL games are already starting!

Commissioner Henry asked if they would have soft serve and hand dipped. Yes to both.

Commissioner Genovesi congratulated the applicants.

Commissioner Grimes asked if the ice cream would be real. Yes, of course.

Adjourn

Meeting declared adjourned at 7:33 p.m.

Betty Binder, Secretary



Adam Zettel, AICP

City Manager

azettel@cityofswartzcreek.org

Date: September 29, 2026

To: Planning Commissioners
From: Adam Zettel, AICP
RE: October 6, 2026 Planning Commission

Hello everyone,

We will be meeting at 7:00 p.m. on Tuesday, October 6, 2026. This meeting contains a public hearing for a zoning map amendment application case. Commissioners MUST attend in-person. If you cannot attend, please let me know.

The subject property is located at 5472 Miller Road, parcel ID 58-29-551-002. This parcel is commonly known as the vacant land east of Wistuba Outdoor Services, which lies on the north side of Miller across from the Genesee Valley Golf Course. The current use is vacant land, with the prior use being a single family residence. The petitioner wishes to reclassify the property from Single Family Residential (R-1) to Light Industrial (I-1).

The process to rezone property includes an amendment to the zoning map, which is an official component of the city's zoning ordinance. This requires a public hearing, review, and recommendation by the planning commission, followed by a review and consideration of a zoning ordinance amendment by the city council. The October 6th meeting was scheduled and noticed accordingly for a hearing, which included publication in a newspaper of general circulation and direct mailing to owners within 300 feet of the subject parcel.

I am including a separate review letter with a recommendation from staff. I am including the application, the plat map, aerial imagery, the current zoning map, and excerpts from the master plan. I am also including an affirmative resolution in the packet.

This is the only item of business on the agenda.

If you have any comments or questions, please contact me directly.

Sincerely,

October 6, 2026
Planning Commission

A handwritten signature in blue ink, appearing to read 'Adm Zettel', with a stylized flourish at the end.

Adam H. Zettel, AICP
City Manager
City of Swartz Creek
azettel@cityofswartzcreek.org



Where Friendships Last Forever

APPLICATION FOR REZONING

City of Swartz Creek

(An Equal Opportunity Employer)

8083 Civic Drive

Swartz Creek, MI 48473

810-635-4464

Date: 9, 15, 26

File No: _____

Fee Received: _____ Receipt No: 317865

NOTICE TO APPLICANT:

Regular meetings of the Swartz Creek Planning commission are held on the first Tuesday of each month at 7:00 PM, at the City Hall, 8083 Civic Dr. Application for rezoning shall be filed at least twenty (20) days before the scheduled meeting date.

TO THE PLANNING COMMISSION:

I, (We), the undersigned, do hereby respectfully make application and petition the Planning Commission to amend the Zoning Ordinance and change the zoning as hereinafter requested, and in support of this application, the following facts are shown.

The property is located and described, as follows:

Assessment Roll Description No. 58- 29 - 551 - 002,

Address: 5472 Miller Rd, Swartz Creek

Other description: _____

It has a frontage of: 165 feet and a depth of: 208.1 and 355.6 feet.

PRESENT ZONING: Single Family Residential

If the property is in acreage and is not therefore a part of a recorded plat: The property sought to be rezoned is located and described as follows: (indicate total acreage also).

Assessment Roll Description No. 58- _____ - _____ - _____,

PROPERTY SOUGHT FOR REZONING IS OWNED BY:

Name: Gen4 Properties LLC

Address: 3400 W Bristol Rd, Flint, MI 48507

Phone Number: (810) 339-5773

It is desired and requested that the foregoing described property be rezoned from:

Single Family Residential

To: Light Industrial

It is proposed that the property will be put to the following use:

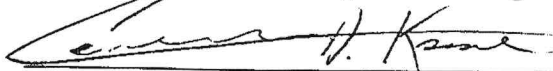
Combined with parcel 58-29-551-003. Parcel 58-29-551-002 will expand the existing parking

lot on parcel 58-29-551-003 and add some salt storage areas near the rear of the parcel

It is proposed that the following building(s) will be constructed:

No buildings will be constructed

Attached hereto are two (2) prints of the subject property plot plan showing the lot or parcel location within the City. These prints are made a part of this petition and are drawn to scale showing the existing and proposed structures.



Signature of Applicant

Address: 3400 W Bristol

Phone Number: 810

Email Address:

A. Action Taken by the Planning Commission:

1. Date application: ____/____/____
2. Date of Public Hearing: ____/____/____
3. Findings of Planning Commission:

4. Recommendation:

B. Action Taken by the City Council:

1. Date of Public Hearing: ____/____/____
2. Findings of the City Council:

3. Action of the City Council:

By: _____
City Clerk

Date: ____/____/____

KNOW ALL MEN BY THESE PRESENTS, THAT I, Arthur R. Markham, Supervisor of the Township of Flint, Genesee County, State of Michigan, by virtue of authority in me vested by Section 51, Act 172 P.A. of 1929, having been duly authorized by the Township Board, have caused the land described in the annexed plat to be surveyed, laid out and platted to be known as "SUPERVISOR'S PLAT NO. 44" part of SW Section 29 T7N R6E, Michigan Meridian, Township of Flint, Genesee County, Michigan and the streets as shown on said plat are now being used for such purposes.

Witnesses:

Zella A. Coggins
Zella A. Coggins
Glenn Anderson
Glenn Anderson

Arthur R. Markham
Arthur R. Markham
Supervisor of Flint Township

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
County of Genesee)

On this 27th day of March, A.D. 1951 before me, a Notary Public in and for said County, personally came the above named Arthur R. Markham, Supervisor of the Township of Flint, known to me to be the person who executed the above dedication, and acknowledged the same to be his free act and deed as such Supervisor.

My commission expires April 5, 1957

Meta H. Rowley
Meta H. Rowley
Notary Public in and for Genesee County

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of Flint Township, T7N R6E, at a meeting held February 5, 1951.

Don Ainsworth
Don Ainsworth-Clerk of Flint Township

CERTIFICATE OF APPROVAL BY THE COUNTY BOARD

This plat was approved on the 27th day of March, 1951 by the Genesee County Plat Board.

James P. Barker-County Treasurer George G. Dunn-County Clerk Earl M. Smith-Register of Deeds

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 27th day of February, 1951 by the Genesee County Board of Road Commissioners.

T. J. Bullard-Commissioner A. Harold Bergh-Commissioner Ivan M. Vernon-Commissioner

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and forty-eight inches in length encased in a concrete cylinder at least four inches in diameter and forty-eight inches in depth have been placed at points marked thus "o" as thereon shown at all angles in the boundaries of the land platted, at the intersections of streets, and at the intersections of streets with boundaries of the plat as shown on said plat.

Richard C. West
Richard C. West-Registered Surveyor #6100

PART OF SW $\frac{1}{4}$ OF SECTION 29, T.7N. R.6E.,
MICHIGAN MERIDIAN TOWNSHIP OF FLINT,
GENESEE COUNTY, MICHIGAN.

6299

SCALE 1 INCH = 200 FEET

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

21

DESCRIPTION OF LANDS PLATTED

The land embraced in the annexed plat of "SUPERVISOR'S PLAT NO. 44" part of the SW Section 29 T7N R6E, Michigan Meridian, Township of Flint, Genesee County, Michigan is described as follows: Beginning 389°45'E 447.82 feet from the SW corner of Sec 29, thence 147°27'E 2952.34 feet along the Sly line of the CTRN ROW to the West line of Dye Road, thence S0°25'W along the West line of Dye Road 1669.80 ft, to the North line of Miller Road, thence S72°55'W along said North line 675 ft, thence S73°55'W along said North line 100 ft, thence S77°47'W along said North line 100 ft, thence S80°55'W along said North line 220.80 ft, thence N89°45'W along said North line 431.25 ft, thence S1°54'W 50 feet, thence N89°46'W along South line of said Section 272.23 feet to the place of beginning.

APPROVED
Charles M. Ziegler
CHARLES M. ZIEGLER
STATE HIGHWAY COMMISSIONER

Examined and Approved
March 24, 1951
Thomas J. Purdy
THOMAS J. PURDY
COUNTY CLERK

Rezoing this parcel
from Single Family
Residential to Light
Industrial

S.W. Corner Sec 29
T7N R6E
389°45'E 447.82'



PLACE OF BEGINNING
389°45'E 447.82 FT. FROM
SW COR. SEC. 29 T7N R6E



Rezoning this parcel
from Single Family
Residential to Light
Industrial

Miller Road

From: [Doug Scott](#)
To: [Adam Zettel](#)
Cc: [Cameron Alvado](#); [Tre Liston](#)
Subject: Re: [EXTERNAL]: RE: 5472 Miller Road Rezoning
Date: Tuesday, September 29, 2026 1:34:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[0befd732-cab6-49e7-8d0a-c1a4a6bc8621.png](#)
[60d84240-b917-4c51-b63a-a03def1a6d79.png](#)
[bd6cd0d8-1bf8-4be6-9985-cfd3ba2d3ace.png](#)
[fc87fc52-92e8-4679-8508-e824fc9ba514.png](#)
[731a4fe3-9501-479c-9e27-3f885b6949e7.png](#)
[2ee0cc28-d0eb-453c-b890-3922b7e39e34.png](#)
[27d03327-432d-4854-8430-d5dbf5eae05f.png](#)

Yes, I spoke with Tre Liston (property owner) this morning and he authorized me to speak on his behalf and agree to the conditions stated below.

Tre is also copied on this email.



Doug Scott, PE, LEED AP

Senior Project Manager, Associate

O: (810) 341-7500 C: (810) 869-5111



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From: Adam Zettel <AZettel@cityofswartzcreek.org>
Sent: Tuesday, September 29, 2026 1:30 PM
To: Doug Scott <DScott@rowepsc.com>
Cc: Cameron Alvado <CALvado@rowepsc.com>
Subject: [EXTERNAL]: RE: 5472 Miller Road Rezoning

CAUTION: This email originated externally. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you. That works for our purposes.

For the record, please confirm that you are authorized to make this representation on behalf of the property owner and that the owner voluntarily offers the following conditions pursuant to MCL 125.3405 as part of its rezoning request:

1. The two subject parcels will be combined into a single parcel; and

2. A complete site plan application will be submitted to the City and site plan approval obtained within one year of the effective date of the rezoning.

Upon your confirmation, I intend to incorporate those voluntarily offered conditions into the Planning Commission recommendation and, if recommended for approval, the subsequent rezoning ordinance considered by City Council.

Adam Zettel, AICP

City Manager

Swartz Creek City

8083 Civic Drive

Swartz Creek, MI 48473

810.635.4464 general office

810.287.2147 mobile

azettel@cityofswartzcreek.org

<https://www.facebook.com/CityofSwartzCreek>

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From: Doug Scott <DScott@rowepsc.com>

Sent: Tuesday, September 29, 2026 11:45 AM

To: Adam Zettel <AZettel@cityofswartzcreek.org>

Cc: Cameron Alvado <CALvado@rowepsc.com>

Subject: 5472 Miller Road Rezoning

Adam:

I apologize for the late response to your email regarding the conditional approval of the above-mentioned parcel. Cameron is on vacation until tomorrow and asked me to reach out.

I have discussed the request of a voluntary conditional rezoning which includes the intent to combine the two parcels and submit / obtain site plan approval within one year. That is definitely the intent of the Owner and they have agreed to this condition.

Please let me know if you have any questions or require additional information.

Thank you!



Doug Scott, PE, LEED AP Senior Project Manager, Associate

O: [\(810\) 341-7500](tel:(810)341-7500) C: [\(810\) 869-5111](tel:(810)869-5111)



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Adam Zettel, AICP

City Manager

azettel@cityofswartzcreek.org

Date: September 29, 2026

Attention: Swartz Creek Planning Commission

Subject: **Zoning Map Amendment**
Parcel: 5472 Miller Road, PID 58-29-551-002
See attached, application and supporting materials

Dear Chairman and Commissioners:

City staff has reviewed the above application submitted by Gen4 Properties LLC for consideration of the zoning change of 5472 Miller Road (PID 58-26-551-002) from Single Family Residential (R-1) to Light Industrial (I-2). This parcel is commonly known as the vacant land east of Wistuba Outdoor Services, which lies on the north side of Miller across from the Genesee Valley Golf Course.

The process to rezone property includes an amendment to the zoning map, which is an official component of the city's zoning ordinance. This requires a public hearing, review, and recommendation by the planning commission, followed by a review and consideration of a zoning ordinance amendment by the city council. The October 6th meeting was scheduled and noticed accordingly for a hearing, which included publication in a newspaper of general circulation and direct mailing to owners within 300 feet of the subject parcel.

APPLICATION SUBMISSION

The application is complete and fees paid. The submission also includes the plat map, an aerial image, and a note that this parcel is intended to be combined legally and functionally with the property to the west, 5482 Miller Road, 58-29-551-003. In addition, I have sought clarification on this note and a subsequent site plan condition so that these are formally incorporated into the zoning request. A land combination is expected to be administrative. Any use changes proposed for the parcel in question, 5472 Miller Road, will be subject to further site plan and/or other reviews.

Note that the parcel in question is currently in violation of the city ordinance due to the parking/storage of commercial vehicles and equipment on the site without a valid site plan

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and zoning. Enforcement of these provisions has been granted a temporarily suspended by staff pending zoning AND site plan reviews.

CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP

In considering any petition for an amendment to the official zoning map, the planning commission and city council shall consider the following criteria in making its findings, recommendations and decision:

- A. Consistency with the goals, policies, and future land use map of the City of Swartz Creek Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.*

Finding: Conceptual Support for Amendment

Please note the “Neighborhoods” map from the 2022 Master Plan. This specific parcel, as well as the parcel to the west that is currently I-1, are noted to be in the GM Neighborhood, along with GM. However, the rest of the area corridor is in the Otterburn Neighborhood. I believe this was a very conscious decision, with the understanding that the existing I-1 parcel is very small and functions as a transitional use to GM and the rail line. Including the parcel in question assumes a reasonable expansion of the existing use to a scale that provides more functionality. However, the vision for the corridor should remain intact, which is reflected by the notes on the Otterburn Neighborhood. I am including both below. Note that the parcel in question is subject to the GM Neighborhood and influenced by the vision for the Otterburn Neighborhood.

GM

This is the heavy industrial area of GM and surrounding properties, mostly on Dye Road. This area has the potential for more intense industrial uses, with the understanding that the Miller Road properties must develop or evolve to maintain lower impacts on traffic, visibility, and other externalities.

OTTERBURN

This neighborhood is the namesake of the historic train stop known as Otterburn, as well as the new park on Bristol at Miller Road. This area is the City’s eastern gateway and is a mix of residential and office. The community must endeavor to maintain a safe and efficient transportation corridor that

services heavy car traffic, bike lanes, and a 2022 non-motorized trail. The City should also encourage uses and designs that are inviting to visitors.

Note the Future Land Use Map. While the map shows this entire district as potential office, I believe the specific notes on the GM Neighborhood permit industrial uses that align with the guidance therein. Summarily, a zoning change to I-1 makes sense for this parcel, but the subsequent site plan should consider the guidance for the neighborhood in its review.

- B. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.*

Finding: No Adverse Findings

Expanding the existing industrial parcel in accordance with site plan requirements provides a larger physical scale that could improve traffic ingress/egress. The existing site is very small and tough to manage.

There are no known geological, hydrological, or other environmental features that are a concern.

- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one of the uses permitted under the current zoning.*

Finding: No Adverse Findings

Though somewhat subjective, staff finds that the use of the site for new single family residential, institutional, or related uses is not likely to be economically viable. For residential, this parcel is in direct proximity to the rail line, GM, and the existing I-1 site. These uses make a market transaction for new residential unlikely. The site is not large enough to support most other institutional uses on its own.

- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

Finding: No Adverse Findings; Subject to Site Plan

As noted, the areas is in direct proximity to the rail line, GM, and an existing I-1 use that proposes to incorporate this site. Miller Road is also a primary major street with a

higher traffic volume and speed. For these reasons, I-1 is compatible. However, in considering the specific notes on the GM and Otterburn Neighborhood, the master plan acknowledges that the corridor should still be developed to be inviting and compatible with existing residential and proposed office uses.

Summarily, the uses for I-1 would be permissible, subject to the manner in which they are permitted through site plan.

- E. The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."*

Finding: No Adverse Findings

There is ample capacity in traffic, water, sewer, and public services for this location.

- F. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.*

Finding: No Adverse Findings

Industrial demand appears to be higher than all other land uses, as evidenced by construction of similar properties on Dye Road and in nearby areas. There is not specific data to support this.

- G. The request has not previously been submitted within the past one year, unless conditions have changed or new information has been provided.*

Finding: No Adverse Findings

This is the first request on record.

- H. Other factors deemed appropriate by the planning commission and city council.*

Finding: Subject to Planning Commission Review

Enabling an expansion of the existing I-1 use makes sense based upon the intent of the master plan and the circumstances observed. This is especially true since the parcel in question is not an existing single-family residence, but a vacant lot. The primary concern is ensuring subsequent development and use maintains an 'inviting' corridor.

RECOMMENDATION

The plan to rezone the property, combine it with the existing I-1 parcel, and expand the use in accordance with an approved site plan makes much sense based on the circumstances and the intent of the master plan.

Since the owner is requesting the rezoning conditioned upon the combination with the adjacent parcel and a subsequent site plan, this does mitigate the risk of the owner potentially selling the parcel or proposing a separate site plan for the rezoned parcel without a combination. Such outcomes could be very different and negate the rational behind this potential change.

However, that planning commission is considering the zoning change with the voluntary conditional rezoning from the petitioner in which they agree to combine the parcel and/or submit and receive site plan approval within twelve months. Under 24.07 of the Zoning Appendix A, and MCL 125.3405, I believe this to be the most prudent method of ensuring each party satisfies their needs.

Please contact me directly if you have any comments or inquiries on the matter. I am happy to receive comments in person, in writing, over the phone, or via e-mail.

Sincerely,



Adam H. Zettel, AICP
City of Swartz Creek
810.287.2147

azettel@cityofswartzcreek.org

Source: City of Swartz Creek 2021, SmithGroup 2022



40 Northtown

42 Winchester Village

43 South Winchester

45 Miller

46 Pearl Harbor Interchange

47 walsh

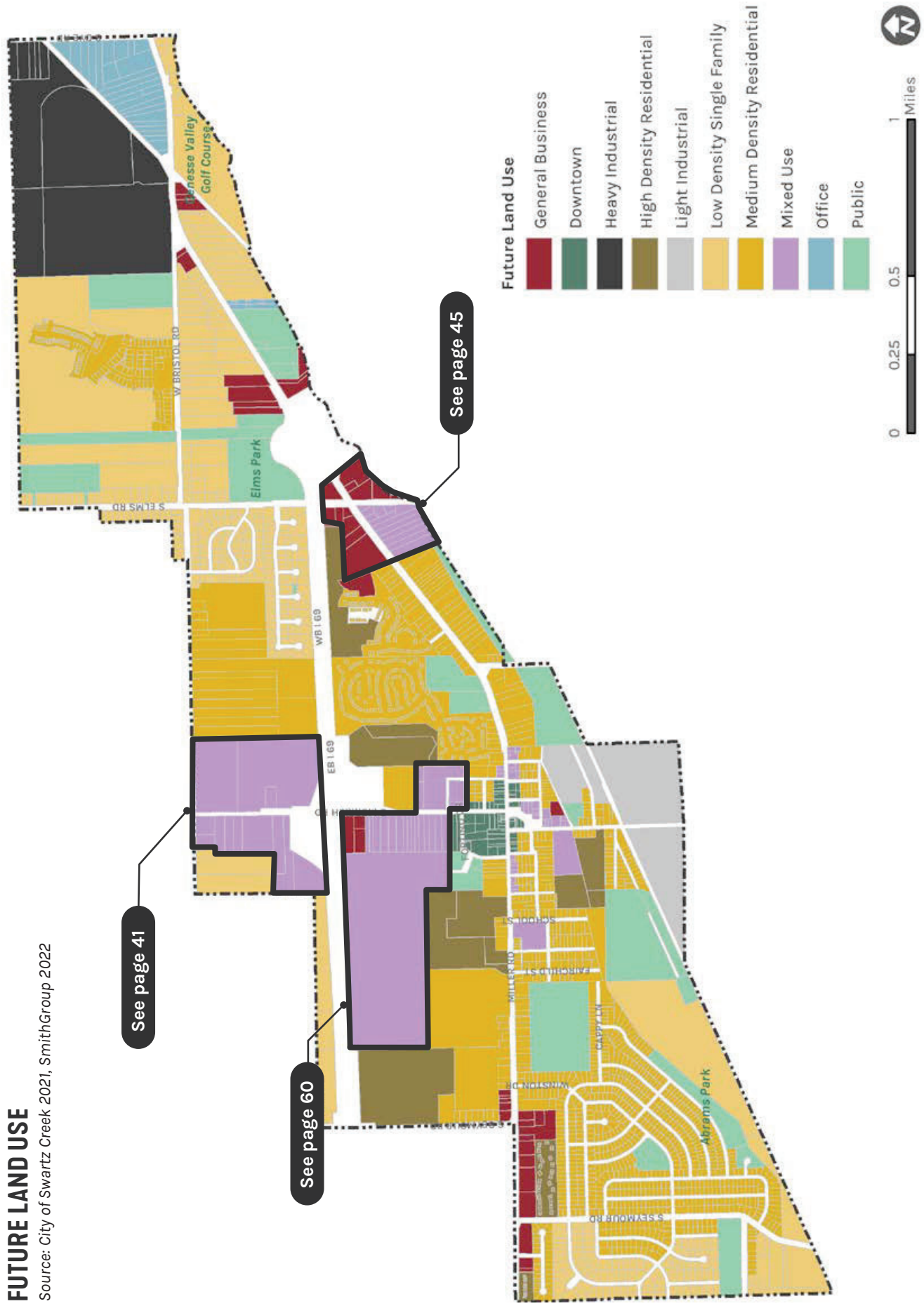
62 Downtown

For a summary overview of the remaining neighborhoods, see pages 48-49.



FUTURE LAND USE

Source: City of Swartz Creek 2021, SmithGroup 2022



AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN
COUNTY OF

} SS

Allison Dault, being first duly sworn, says that (s)he is the Admin. Assistant of Genesee Views, a newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news, which is a duly qualified paper, and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published

9/17/26

Allison M. Dault

KASEY E TYSICK
Notary Public, State of Michigan
County of Lapeer
My Commission Expires 08-27-2027
Acting in the County of Lapeer

Subscribed and sworn to before me this 17th

day of September, 20 26

[Signature]
Notary Public, _____ County, Michigan

My commission expires _____

Prepared by Genesee Views
1521 Imlay City Rd
PO Box 220
Lapeer, MI 48446

**NOTICE OF PUBLIC HEARING
CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
PLANNING COMMISSION**

Notice is hereby given that a public hearing will be held at a special meeting of the Swartz Creek Planning Commission, on Tuesday, October 6, said meeting to begin at or shortly after 7:00 p.m., in the City Council Chambers, Paul D. Bueche Municipal Building, 8083 Civic Drive, Swartz Creek, Michigan. The purpose of the hearing is to hear all persons interested in a proposed amendment to Zoning Appendix A, Zoning Map, of the City of Swartz Creek Code of Ordinances.

The proposed amendment includes the rezoning of 5472 Miller Road, Swartz Creek, MI, parcel ID 58-29-551-002.

The zoning petition seeks to change the zoning from R-1, Single Family Residential, to I-1, Light Industrial.

The petition and related documents are available at the city offices and will be included in the October Planning Commission Packet on the city's website.

Written comments may be submitted prior to or at the public hearing.

Jacquie Forrest, City Clerk
City of Swartz Creek

"An Equal Opportunity Employer"

4 Classifieds