

MINUTES BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, October 13, 2015 --- 7:30 p.m.

Big Rapids Township Hall, 14212 Northland Drive, Big Rapids, MI 49307

I. CALL TO ORDER: 7:30 P.M.

Chairman Hults called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, October 13, 2015 at 7:30 p.m.

II. ROLL CALL:

Present: Michael Hults, Philip Keating, Gordon Oliver, Vivian Smith and David Hamelund. Carman Bean and Jim Shane are excused. The record shows a quorum is present. Also Present: William Stanek, Zoning Administrator and Brent Mason, Recording Secretary.

III. APPROVAL OF MINUTES:

The minutes of the September 8, 2015 meeting were reviewed, and Mr. Hamelund made the motion to approve the minutes as submitted, seconded by Mr. Oliver. The motion carried unanimously with 5 yeas.

IV. PUBLIC COMMENT:

A member of the public mentioned that the color change of the trees was beautiful this time of year.

V. SITE PLAN REVIEWS:

1. Wayne Bickell is present from Jeffrey Parker, representing Resurrection Life Church. Mr. Bickell reviewed the site plan for the replacement of the southern portion of the Church building at 14734 – 215th Avenue with the Planning Commission. The new addition will be 10,336 sq. ft. creating an additional 3,886 sq. ft. of space in the building. They are providing for 234 parking spaces (162 more than required by zoning). Changes proposed by the Township's Engineering Firm, Progressive AE were brought up with Mr. Bickell and discussion about storm water issues occurred. Mr. Bickell did acknowledge the need for the changes, and they will be designated on the site plan along with all the other recommendations that Progressive AE suggested. Mrs. Smith Made a motion to approve the Resurrection Life Church site plan provided all the the requested engineering conditions are met. The motion was seconded by Mr. Keating. The Planning Commission unanimously approved the site plan with the proposed changes.
2. The Planning Commission reviewed the request from Menards to expand their lumber yard and increase the size of their lumber warehouse. No one was present from Menards, so Mr. Stanek provided a verbal synopsis of the request. Concerns about Fire Department access to the lumber yard from the north were discussed. Storm water changes as well as the concerns Mr. Oezer brought up in his review of the project need to be addressed further. Because the water problem needs to be solved, it is recommended that these issues be worked out with the drain commission and the engineers before approval can be given. Discussion continued about the Tonkin Drain, specifically about where it is and which properties are included in it. Mr. Keating made a motion to table the request from Menards awaiting further information. Mr. Oliver seconded the motion and

the Planning commission unanimously approved tabling the decision until further information is provided by Menards.

3. Follow-up report Re: the Mecosta County Storage building at 14485 Northland Drive. The Twp. Engineer and the Drain Commissioner are in agreement that a modified site plan being presented is adequate for the storm water concerns. The Planning Commission discussed concerns about the property to the west already being quite wet, and if this will contribute to that issue.

VI. UNFINISHED BUSINESS:

New copy of the zoning map was distributed to the Planning Commission to go with the updated descriptions that were presented last month. Mr. Stanek advised that all the Twp. Ordinances are being reviewed and a public hearing will be held at the next Township Board meeting so that all the changes can be accepted in one motion. He specified some changes should be made regarding industrial zoning of rendering and slaughter houses, leaving them as needing a special use permit, and travel trailer dimensions. The Commission discussed these issues at length, along with some information about mini-cabins, to follow along with the County. A motion was made by Mr. Hamelund and seconded by Mrs. Smith to remove the travel trailer dimension and weight requirements, and that slaughterhouse usage be by special use permit. The motion was approved unanimously with 5 years.

The Master Plan final Draft was presented to the Planning Commission for approval to pass on to the Township Board. A motion was made by Mr. Keating to recommend it go to the Township Board for their review and approval. The motion was seconded by Mr. Oliver. The motion passed with 4 years. Mr. Hamelund abstained from this vote so he could vote as a member of the Township Board.

VI. ZONING ADMINISTRATOR REPORT:

Mr. Stanek requested that the Planning Commission consider an amendment to the zoning ordinance that would bring Big Rapids Township into line with Mecosta County's zoning ordinance regarding mini-cabins. There has been an inquiry about whether they are allowed in Big Rapids Township to use as a hunting cabin. Brief discussion occurred and no action was taken at this time.

VII. ADJOURNMENT:

Mr. Hults entertained a motion to adjourn at 8:40 p.m. The motion was made by Mrs. Smith and seconded by Mr. Oliver. Motion carried with 5 years.

Motion to approve the Planning Commission minutes of October 13, 2015

by: Mrs. Smith, Seconded by: Mr. Oliver. Roll call vote carried with 4 years:

Michael Hults, Chairman
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Date Approved