

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Tuesday, July 13, 2021 --- 7:00 p.m.

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

I. CALL TO ORDER: 7:00 P.M.

Chairman Amanda Wethington called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, July 13, 2021 at 7:00 p.m.

II. ROLL CALL:

Present: Mike Bigford, Zach Cook, Mary Davis, Gordon Oliver, Mark Sweppenheiser and Amanda Wethington. Carman Bean was absent. The record shows there is a quorum. Also present: Zoning Administrator and Recording Secretary, Timothy Kleinheksel and Township Supervisor, Bill Stanek.

III. CONFLICTS OF INTEREST:

Mrs. Wethington asked if any of the Commission members had known conflicts of interest with any of the items on the agenda for this meeting. No one indicated that a conflict of interest existed.

IV. MINUTES:

Mrs. Wethington asked the Commission members to review the minutes of the June 8, 2021 meeting. Mrs. Davis made a motion to approve the June 8, 2021 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with six ayes.

V. PUBLIC HEARING:

SUP21-004 Bulldog Self Storage – Mr. Mark Baker, owner of Bulldog Square, is requesting a Special Use Permit in the Commercial (COM) District to operate a self-storage business at 14311 Northland Drive, Big Rapids, MI Parcel #05 022 013 500. Mrs. Wethington called the Public Hearing to order at 7:02 p.m. Mr. Baker presented the plan for the renovation explaining that the space that was previously approved for Phase I is being offered to a different Tennent. With no public comment, the Public Hearing was closed at 7:05 p.m. Mrs. Davis asked about the front access to the storage business. Mr. Baker stated that he will be working with a security company to develop safe access to the area. Mr. Bigford inquired about forklift accessibility. Mr. Baker stated forklift activity would be very limited because of safety regulations. The Planning Commission members reviewed the following standards and requirements of a Special Use request: (1) The nature, location, and size of the special use shall not change the essential character of the surrounding area, nor disrupt the orderly and proper development of the district as a whole. The use shall not be in conflict with or discourage the adjacent or neighboring lands or buildings. (2) The special use shall not diminish the value of the land, buildings or structures in the neighborhood. (3) The special use shall not increase traffic hazards or cause congestion on the public highways or streets of the area. Adequate access to the parcel shall be furnished. (4) The water supply and sewage disposal system shall be adequate for the proposed special use

by conforming to State and County Health Department requirements, and the special use shall not over-burden any existing services or facilities. (5) Uses by special permit shall not be significantly more objectionable to nearby properties by reason of traffic, noise, vibrations, dust, fumes, odor, smoke, glare, lights, or disposal of waste than the operation of any principal permitted use, nor shall the special use increase hazards from fire or other dangers to either the property or adjacent property. (6) The Planning Commission may require that the premises be permanently screened from adjoining or contiguous properties by a wall, fence, plant screen and/or other approved enclosure when deemed necessary to buffer the surrounding uses from objectionable noise, light, etc., created by the special use. (7) The special use shall be consistent with the intent and purpose of this Ordinance and with the intent of the Land Use Plan for the Township. The special use shall be compatible with the natural environment and shall not be inimical to the public health, safety and general welfare. Mr. Bigford made a motion to approve SUP21-004 as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote.

VI. SITE PLAN APPROVALS:

SUP21-004 Bulldog Self Storage, 14311 Northland Drive, Big Rapids, MI. Mr. Mark Baker presented the site plan for the self-storage business. After discussion, Mr. Oliver made a motion to approve the site plan for SUP21-004 Bulldog Self Storage. Mr. Bigford supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote.

SUP21-003 Paul Naseman – A1 Auto Service, 14315 Northland Drive, Big Rapids, MI. Mr. Paul Naseman presented the site plan for the auto repair business. Mr. Sweppenheiser asked how many vehicles would be expected in the parking lot at any given time. Mr. Naseman stated that he is expecting only a minimal amount because most repairs would be finished within a few hours and will be drive-in and drive-out customers. Mr. Bigford interjected the possibility of delays due to parts on order. Mr. Naseman did not expect those type of delays as most repairs would be simple in nature. Mrs. Davis expressed concern over the storage of “project cars” that are worked on by mechanics between jobs. Mr. Naseman stated that there is no intention of “project cars”. After further discussion, Mrs. Davis made a motion to approve the site plan for SUP21-003 A1 Auto Service. Mr. Cook supported the motion. The motion passed unanimously with six ayes via roll call vote.

VII. PUBLIC COMMENT:

There was no public comment.

VIII. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 7:29 p.m.