

**MINUTES  
BIG RAPIDS CHARTER TOWNSHIP  
PLANNING COMMISSION**

**Tuesday, April 12, 2022 --- 7:00 p.m.**

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

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

Chairperson Amanda Wethington called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, April 12, 2022, at 7:00 p.m.

**II. ROLL CALL:**

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

**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 March 8, 2022 meeting. Mrs. Davis made a motion to approve the March 8, 2022 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with four ayes.

**V. PUBLIC HEARING – SUP22-002 ACE HARDWARE:**

Mr. Byron Clouse, Big Rapids Ace Hardware, is requesting a Special Use Permit in the Commercial zoning district to erect and operate storage facilities at 14219 Northland Drive, Big Rapids Township. Mrs. Wethington called the Public Hearing to order at 7:02 pm. There was no public input. Mrs. Wethington closed the public hearing at 7:02 pm.

**VI. ACTION ON SUP22-002 ACE HARDWARE:**

Mr. Clouse presented the plan for the storage facilities at 14219 Northland Drive. The Planning Commission members reviewed the plans and 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. Upon review, the commission members saw no problems with these standards in the Ace Hardware storage project. After discussion by the Planning Commission, Mr. Oliver made a motion to approve Ace Hardware SUP22-002 as submitted. Mrs. Davis supported the motion. There was no further discussion. The motion passed unanimously with four ayes via roll call vote.

**VII. ACTION ON ACE HARDWARE SITE PLAN:**

Mr. Clouse presented the site plan for the storage facilities at 14219 Northland Drive. After the Planning Commission members reviewed the site plan, Mr. Sweppenheiser made a motion to approve the site plan as submitted. Mrs. Davis supported the motion. There was no further discussion. The motion passed unanimously with four ayes via roll call vote.

**IX. PUBLIC COMMENT:**

Mr. Mark Baker, owner of Big Value Center at 14235 Northland Drive, pointed out that the planned Ace Hardware storage buildings would block some of the access to the parcel directly the South and suggested that the storage buildings should not extend past the front of the existing buildings in that area. Mr. Sweppenheiser stated that the Planning Commission has never made a determination of not building in front of current building frontage.

**X. ADJOURNMENT:**

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 7:25 pm.