

**MINUTES**  
**BIG RAPIDS CHARTER TOWNSHIP**  
**PLANNING COMMISSION**

**Tuesday, May 11, 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, May 11, 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 April 13, 2021 meeting. Mr. Cook made a motion to approve the April 13, 2021 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with six ayes.

**V. PUBLIC HEARINGS:**

1. SUP21-001 American Tower, 200 E Big Beaver Road, Troy, MI; Parcel #05 023 013 300. Property is zoned commercial. Special Use request for development of a Communications Tower at 14212 Northland Drive. Mrs. Wethington called the Public Hearing to order at 7:08pm. With no public comment, the Public Hearing was closed. Anthony Amine, agent for American Tower Corporation, said they are proposing to erect a 195' Communications Tower on a 50'x50' section at the SE corner of the Township property at 14212 Northland Drive, Big Rapids. A technician will visit the site approximately once a month for routine inspection and maintenance. Mr. Sweppenheiser asked how a 195' tower is able to have a fall radius of 120'. Mr. Amine stated that the tower is a monopole that is designed to collapse within the 120' radius. Mr. Sweppenheiser pointed out that  $\frac{3}{4}$  of the fall radius is on property not owned by the Township and would make it difficult to develop that area in the future. Mr. Bigford asked if someone would build within the fall radius, would the Township be protected from liability. Mr. Amine stated that in the contract for the development of the tower, it is stated that the Township would be protected from liability. The commission members reviewed the qualifying conditions for communication towers - Zoning Ordinance 153.246. The ordinance states that the base of the tower shall be fenced with a minimum five-foot high fence. Mr. Amine stated that the fence will be detailed in the drawings with the minimum five-foot high fence. Discussion followed. The special use

permit standards in Ordinance 153.130 were read and discussed by the Commission members and it was determined that the tower project was within the parameters of all standards. The Big Rapids Township Zoning Board of Appeals will be meeting on May 25, 2021 to review variances allowing the tower to be erected on a parcel that is less than the required ten acres and for the tower to be located less than the required 150 feet setback from the property line. Mr. Oliver made a motion to approve SUP21-001 contingent on ZBA approval of the variances. Mr. Bigford supported the motion. The motion passed unanimously with six ayes via roll call vote.

2. Special Use Request #SUP21-002 – Biggby Coffee, 2030 Lake Michigan Drive NW, Grand Rapids, MI; Parcel #05 016 014 300. Property is zoned Highway Exchange. Special Use request for installation of a modular drive-thru at 15400 Waldron Way. Mrs. Wethington called the Public Hearing to order at 7:40pm. With no public comment, the Public Hearing was closed. Mr. Stanek stated the request was withdrawn by Biggby and Meijer. Mr. Kleinheksel read an email from Mr. Tim Barker of Biggby which reads: “Timothy and Bill, I am sorry to send this email, but I just got a call from the developer of the Meijer outlots, Meijer has officially closed the Big Rapids location to be developed at this point. I enjoyed talking to both of you and am bummed that we aren’t coming to the area at the moment.” No action was taken on the request.
3. 2022-2027 Capital Improvement Plan – A public hearing to allow the Planning Commission to receive public input on the 2022-2027 Capital Improvement Plan. The Public Hearing was called to order by Mrs. Wethington at 7:45pm. With no public comment, the Public Hearing was closed. Mr. Sweppenheiser pointed out that the Planning Commission Vice Chair was re-appointed to himself at the January meeting. Mr. Sweppenheiser made a motion to accept the Capital Improvement Plan and forward it to the Board of Trustees. Mr. Cook supported the motion. The motion passed unanimously with six ayes.

**VI. OLD BUSINESS:**

Mr. Kleinheksel presented the final draft of the Solar Energy Ordinance for review by the Planning Commission members. Mr. Bigford suggested that the Attached Solar Systems have a qualification added to be greater than 500W. Mr. Stanek pointed out that there is a typo in the last three sections: t. u. v. should be G. H. I. Mr. Sweppenheiser made a motion to forward the proposed Ordinance to the Board of Trustees with the corrections. Mrs. Davis supported the motion. The motion passed unanimously with six ayes.

**VIII. PUBLIC COMMENT:**

There was no public comment.

**VIII. ADJOURNMENT:**

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 8:02 p.m.

Motion to approve the Planning Commission minutes of May 11, 2021 by: Mr. Cook.  
Seconded by: Mr. Sweppenheiser. Roll call vote carried with six ayes.

Timothy Kleinheksel,  
Timothy Kleinheksel, Recording Secretary  
BIG RAPIDS CHARTER TOWNSHIP  
PLANNING COMMISSION

June 8, 2021  
Date Approved