

MINUTES BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, May 19, 2020 --- 7:30 p.m.

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

I. CALL TO ORDER: 7:30 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 19, 2020 at 7:30 p.m.

II. ROLL CALL:

Present: Carman Bean, Mike Bigford, Zach Cook, Mary Davis, Gordon Oliver, Mark Sweppenheiser and Amanda Wethington. 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 February 11, 2020 meeting. Mr. Sweppenheiser made a motion to approve the February 11, 2020 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with seven ayes.

V. PUBLIC COMMENT:

There was no public comment.

VI. NEW BUSINESS:

Mr. Kleinheksel presented the 2020 Capital Improvement requests from Township Departments. The Capital Improvement Plan addresses the medium and long-range needs of the Township regarding buildings, lands, major equipment and infrastructure, including roads, sidewalks and public utilities. The Planning Commission reviewed the requests and assigned rankings for each request. Discussion followed. Mr. Bean suggested that we look into rebuilding lift station pumps and re-use the motor in lieu of replacing the pump and motor with new equipment. Mr. Bigford asked if we have considered leasing mowers used in the Cemetery Department stating that the construction industry successfully leases equipment on a regular basis. Mr. Bean stated that forklifts are also leased at cost savings. We are scheduling a public hearing at our next regularly scheduled meeting June 9, 2020 at 7:00 p.m. This hearing will allow the Planning Commission to receive public input on the 2021-2026 Capital Improvement Plan. Mr. Kleinheksel will post the notice of public hearing in the Pioneer newspaper, on the Township's website and on our bulletin board.

VII. OTHER BUSINESS:

Mrs. Wethington asked the Commission members to review the 2020 Master Plan Project survey results from Dave Bee. Mr. Bee was unable to attend tonight's meeting. Mr. Stanek stated that he was pleased with the survey return percentage at 16 percent. A typical percentage of return is 10-12 percent. Discussion followed. We will invite Mr. Bee to our June meeting to help us with the next step of the Master Plan Project.

Mr. Stanek presented information on the proposed communication tower to be erected on Township property. The tower will be located on a 2,500 square foot area on the southeast corner of the Township property at 14212 Northland Drive. A variance will be required by the Zoning Board of Approval. A public hearing will be scheduled as soon as the application is made from the tower owner.

Mr. Stanek informed the Committee about a Special Use Permit application that is forthcoming from a potential property owner on 14 Mile Road. A public hearing will be held on June 9, 2020 pending the completion of the application. Mr. Kleinheksel will post the notice of public hearing in the Pioneer newspaper, on the Township's website and on our bulletin board.

Mr. Kleinheksel stated that the proposed Marihuana ordinance may be "cart before horse" as we are only concerned with zoning at this time. Discussion followed. Mr. Bean stated that the city election results regarding allowing Marihuana establishments was defeated by a narrow margin. Mr. Bean also brought up the fact that the vote could have been swayed by college student population. Mr. Bigford stated that limiting Marihuana operations to the industrial park would be interesting. At this time no action is required from the Committee.

Mr. Bean made a motion to change the Planning Commission meeting times to 7:00 p.m. Mr. Sweppenheiser supported the motion. There was no further discussion. The motion passed unanimously with seven ayes. Mr. Kleinheksel will update all pertinent documents and notices to reflect this change.

VIII. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 8:55 p.m.

Motion to approve the Planning Commission minutes of May 19, 2020 by: Mr. Sweppenheiser. Seconded by: Mr. Bean. Roll call vote carried with seven ayes.

Timothy Kleinheksel, Recording Secretary
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

June 9, 2020
Date Approved