

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Tuesday, June 8, 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, June 8, 2021 at 7:00 p.m.

II. ROLL CALL:

Present: Carman Bean, Zach Cook, Mary Davis, Gordon Oliver, Mark Sweppenheiser and Amanda Wethington. Mike Bigford 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 May 11, 2021 meeting. Mr. Cook made a motion to approve the May 11, 2021 minutes as submitted. Mr. Sweppenheiser supported the motion. There was no further discussion. The motion passed unanimously with six ayes.

V. PUBLIC HEARING:

SUP21-003 Paul Naseman, 17187 Jefferson Road, Morley, MI is requesting a Special Use Permit in the Commercial (COM) District to operate a Small Engine and Auto Repair business at 14315 Northland Drive, Big Rapids, MI Parcel #05 022 013 500. Mrs. Wethington called the Public Hearing to order at 7:05pm. Mr. Mark Baker, owner of Bulldog Square, introduced Mr. Paul Naseman and presented the plan for the renovation of the facility on Northland Drive. With no public comment, the Public Hearing was closed at 7:09pm. Mr. Bean asked if there was already a lease agreement between the two parties. Mr. Naseman said it is in negotiation pending approval of the SUP. After discussion, the Planning Commission members reviewed the following standards and requirements of an 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. Bean inquired about fans to exhaust objectionable fumes from the shop. Mr. Naseman indicated that there would be exhaust fans installed. Mr. Sweppenheiser about outside storage of vehicles. Mr. Baker stated that the business would utilize the existing parking spaces in front of the building. Mr. Cook made a motion to approve SUP21-003 as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote.

VI. OLD BUSINESS:

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. The Zoning Board of Appeals approved variances of the parcel being less than ten acres in size and of the setback being less than the required 150 feet from the property line on May 25, 2021. Mr. Anthony Amine, agent for American Tower Corporation, thanked the Township for the opportunity to develop along the Northland Drive corridor. After discussion, Mr. Bean made a motion to approve SUP21-001 upon prior approval of the variances by the ZBA. Mrs. Davis supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote.

VIII. PUBLIC COMMENT:

There was no public comment.

VIII. ADJOURNMENT:

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

Motion to approve the Planning Commission minutes of June 8, 2021 by: Mrs. Davis.
Seconded by: Mr. Oliver. Roll call vote carried with six ayes.

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

July 13, 2021
Date Approved