

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Tuesday, September 14, 2021 --- 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, September 14, 2021 at 7:00 p.m.

II. ROLL CALL:

Present: Carman Bean, Mike Bigford, Zach Cook, Mary Davis, Gordon Oliver, and Amanda Wethington. Mark Sweppenheiser 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 July 13, 2021 meeting. Mr. Bigford made a motion to approve the July 13, 2021 minutes as submitted. Mr. Bean supported the motion. There was no further discussion. The motion passed unanimously with six ayes.

V. PUBLIC HEARINGS:

Mrs. Wethington called to order the public hearing for PUD21-001 at 7:04 pm. Kevin Lamb of 13120 Northland Drive has submitted an application for a Planned Unit Development to allow for dividing landlocked lots that otherwise would not meet Township ordinances. The property is the NE 10.47 acres of 05-026-011-000 located in the Golfview Estates area. A survey of the proposed parcel splits was reviewed by the Commission members. During public input, eight of the adjoining land owners voiced their support of the divisions. There was no public opposition. The public hearing was closed at 7:09pm.

After discussion between members of the Planning Commission, Mr. Bean made a motion to approve the plan for PUD21-001 as submitted with the stipulation of requiring easements allowing access to the road and access to existing public utilities. In addition, the parcels would remain contiguous in nature and cannot be sold separately except to another contiguous land owner. Mr. Bigford supported the motion. Mr. Bean then made a motion to amend the original motion by adding the stipulation that the Township would review the instrument with legal advice from an attorney. The amended motion was supported by Mr. Cook. The amended motion passed unanimously with six ayes via roll call vote. The original motion then passed unanimously with six ayes via roll call vote.

Mrs. Wethington called to order the public hearing for SUP21-005 at 7:42pm. Harvey-Magnuson LLC of 22566 13 Mile Road has submitted an application for special use to allow operation of a dog care facility. Mrs. Amanda Magnuson presented the application saying that they are looking for a piece of land to build a dog boarding business. They are proposing to split approximately 2 acres from this parcel to accommodate the business. Public comment from adjoining land owners all included concerns of excessive noise from the facility. Michele Harvey, owner of the original parcel stated that there is existing noise from various farm animals in the area and in her opinion that is part of country living. The public hearing was closed at 8:02pm. 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. Discussion by Planning Commission members included questions of State licensing requirements, exact plan on how to control the noise, real estate appraisal of property value impact, engineered drawings giving allowable decibel levels contained inside building and allowable outside decibel levels. Mr. Bean made a motion to table SUP21-005 to allow the applicants to submit additional blueprints showing how to control excessive noise. Motion to table was supported by Mr. Bigford.

VI. SITE PLAN APPROVALS:

PZ21-0011 Four Seasons Rental, 17943 205th Avenue, Big Rapids, MI. Mr. Kenneth Brininstool presented the site plan for the storage units. After discussion, Mr. Bean made a motion to approve the site plan for PZ21-0011 Four Seasons Rental. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote.

PZ21-0012 Crusted Creations 231, 13472 Northland Drive, Big Rapids, MI. Ms. Morgan Durga presented the site plan for the food establishment. After discussion, Mrs. Davis made a motion to approve the site plan for PZ21-0012 Crusted Creations. Mr. Oliver supported the motion. The motion passed unanimously with six ayes via roll call vote.

PZ21-0014 The Purple Door, 13454 Northland Drive, Big Rapids, MI. Mr. Chuck Wolford presented the site plan for the axe throwing facility. After discussion, Mr. Oliver made a motion to approve the site plan for PZ21-0014 The Purple Door. Mr. Cook supported the motion. The motion passed unanimously with six ayes via roll call vote.

PZ21-0017 L&M Johnson, 1237 North State Street, Big Rapids, MI. Mr. Lee Johnson presented the site plan for changing use from storage to automotive repair. After further discussion, Mr. Johnson withdrew his current site plan and will look into alternate plans.

VII. PUBLIC COMMENT:

There was no public comment.

VIII. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 8:50pm.

Motion to approve the Planning Commission minutes of September 14, 2021 by:
Mr.Oliver. Seconded by: Mr. Cook. Roll call vote carried with six ayes.

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

October 12, 2021
Date Approved