

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Tuesday, October 10, 2017 --- 7:30 p.m.

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

I. CALL TO ORDER: 7:30 P.M.

Chairman Philip Keating called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, October 10, 2017 at 7:30 p.m.

II. ROLL CALL:

Present: Philip Keating, Carman Bean, Mary Davis, Gordon Oliver and Mark Sweppenheiser. Zach Cook and Amanda Wethington are excused. The record shows a quorum is present. Also Present: Zoning Administrator and Recording Secretary, Brent Mason. Supervisor Bill Stanek arrived just before the end of the meeting at 7:57 p.m.

III. CONFLICTS OF INTEREST:

Mr. Keating asked if any of the Commission members had known conflicts of interest with any item on the agenda for this meeting. No one indicated that a conflict of interest existed.

IV. MINUTES:

Mr. Keating asked the Commission to review the minutes of the September 12, 2017 regular meeting. Mr. Bean made a motion to approve the September 12, 2017 minutes as submitted. Mr. Sweppenheiser seconded the motion. There was no further discussion. The motion passed unanimously with five ayes.

V. PUBLIC COMMENT:

There was no public comment.

VI. SITE PLAN REVIEW:

Mr. Keating asked Kyle Wilson from Nederveld to present the site plan for the Meijer Gas Station and convenience store addition at 15375 Waldron Way. Mr. Wilson explained that an additional 1,095 sq. ft. of floor space is being added to the existing building for a coffee shop and additional retail floor space. Additional parking will also be provided for the site, bringing the total number of parking spaces up to the required number of 18. Mr. Mason advised the Planning Commission that the Site Plan meets all the requirements of a Class B site plan as stated in Sec. 153.262 of the Zoning Ordinance, and that the Highway Interchange district requirements are also met as indicated on the Staff Report to the commissioners. Mr. Mason stated that the site use is not changing, and that it is a use by right in the Highway Interchange District. Mr. Bean asked if our parking requirements were the same as the City of Big Rapids. Mr. Mason stated that we require 1 parking space for every 200-sq. ft. of floor space. Mr. Sweppenheiser stated that the City requirement is the same, and it was determined that the reference to the City of Big Rapids on the site plan was an error. Mr. Wilson and Mr. Mason addressed the need for the Drain Commissioner to approve the project, and that approval is pending storm water

calculation review by Spicer Group. Mr. Sweppenheiser asked how large the addition was. Mr. Mason replied that it will be 1,095-sq. ft. Mr. Sweppenheiser made a motion to approve the Site plan for the 1,095-sq. ft. addition, Project # 17401129 dated 09/22/2017 as presented by Nederveld, pending approval of the project by the Drain Commissioner's Office. The motion was seconded by Mr. Bean. There was no further discussion, and the Commission voted unanimously with five ayes to approve the site plan. Mr. Wilson thanked the Commission for their time and consideration.

VII. OTHER BUSINESS:

Mr. Mason advised the Commissioners that Belle Tire should be sending in a site plan for a new retail store and service center on the property west of Ruby Tuesday, possibly to be reviewed at the November Planning Commission meeting. Mr. Sweppenheiser commented on whether that was the best use for the property. He would prefer to see a restaurant or some other "higher and better" use on that property. In response to a question, Mr. Mason advised that this property does have public sewer and water available on site. The Commissioners had a brief discussion about how development is progressing in the Highway Interchange District.

Mr. Mason also told the Commissioners that Verizon Wireless has hired Chaille Tower Consultants to prepare a site plan for a new communications tower on property owned by Steve Perialas at 21050 Madison Avenue. Mr. Mason forwarded the ordinance language and the SUP application to Mr. Chaille earlier today. He advised that he did not know if they would try to apply in time for the November meeting, or if they would opt for the December date. Mr. Mason asked that the Commissioners read through section 153.245 of the Zoning Ordinance referring to communication towers, so that they can be prepared to review the potential site plan.

After Mr. Stanek arrived, there was a brief informal discussion about the cemetery building task force meeting held earlier today, including a statement about the latest presentations by the FSU building trades students.

VIII. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mr. Keating entertained a motion to adjourn at 8:03 p.m. The motion was made by Mr. Sweppenheiser and seconded by Mr. Bean. The motion carried unanimously with 5 ayes.

Motion to approve the Planning Commission minutes of October 10, 2017 by: Mr. Bean,
Seconded by: Mr. Sweppenheiser. Roll call vote carried with 7 ayes:

Philip Keating, Chairman
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Date Approved