

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Tuesday, October 13, 2020 --- 7:00 p.m.

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

I. CALL TO ORDER:

Vice-Chairperson Mark Sweppenheiser called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, October 13, 2020 at 7:00 p.m.

II. ROLL CALL:

Present: Carman Bean, Mike Bigford, Mary Davis, Gordon Oliver and Mark Sweppenheiser. Amanda Wethington and Zach Cook were 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:

Mr. Sweppenheiser 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:

Mr. Sweppenheiser asked the Commission members to review the minutes of the September 8, 2020 meeting. Mrs. Davis made a motion to approve the September 8, 2020 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with five ayes.

V. NEW BUSINESS:

Huntery's Clubhouse site plan – Mr. Kleinheksel presented the site plan for Huntery's Clubhouse to be reviewed by the Commission members. After discussion, Mr. Bean made a motion to approve site plan #5410531 dated 10-09-20. Mr. Bigford supported the motion. The motion passed unanimously with five ayes.

VI. PUBLIC HEARING – SUP20-003 THORNE TRUCK RENTAL

Vice-Chairperson Sweppenheiser called the public hearing for Special Use Permit SUP20-003 to order at 7:15 p.m. – a request by Mr. Jeffery Thorne to operate a truck rental business from 15200 220th Avenue located in the Highway Interchange (HI) district. Parcel # 54 05 017 021 000. Mr. Thorne, present for the public hearing, was recognized and stated that he was approached by Penske Truck Rental to be an agent for truck rental at his location because there was currently no agent in the area. Mr. Thorne also stated that he has been operating a business at his location since 1996 with close to 100 parking spots and that there would be no change to the current structure. There was no public comment. Mr. Sweppenheiser closed the public hearing at 7:21 p.m.

VII. SUP20-003 THORNE TRUCK RENTAL DISCUSSION

Mr. Bigford asked Mr. Thorne if he would be an agent or a franchise for Penske and how many vehicles are expected to be on site. Mr. Thorne replied that he would be an agent and that there would be 3-6 vehicles on site. Mr. Thorne said he would position some of the vehicles at the east end of his property to be visible from the expressway off ramp and the remainder of the vehicles parked between the two driveways off 220th Avenue. Mr. Thorne added that there would be no fuel tanks on the property. Mr. Sweppenheiser asked what the maximum number of vehicles would be. Mr. Thorne stated there would be a maximum of 10 vehicles. Mr. Stanek stated that he received a very supportive phone call from an adjacent property owner, Wolgast Development.

Mr. Kleinheksel presented the following conditions for discussion by Commission members in regards to SUP20-003 Thorne Truck Rental:

1. The nature, location, and size of the special use shall not change the essential character of the surroundings 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 Big Rapids Township. The special use shall be compatible with the natural environment and shall not be inimical to the public health, safety and general welfare.

After discussion by the Planning Commission members, there were no issues or conflicts with any of the seven conditions. Mr. Bean made a motion to approve SUP20-003 as submitted with the stipulation of a maximum of 10 rental vehicles be on site at any given time. Mr. Bigford supported the motion. There was no further discussion. The motion passed unanimously with five ayes via roll call vote.

VIII. OTHER BUSINESS:

2020 Master Plan – Mr. Kleinheksel presented the draft of the update to the 2020 Master Plan stating the following anticipated timeline: Nov 2020 – Presentation of final draft to Board of Trustees; Dec 2020 – Adapt final draft; Mid-late 2021 – Receive 2020 Census results; Late 2021 – Amend Master Plan with updated data from 2020 Census. Mrs. Davis made a motion that the 2020 Master Plan as submitted be presented to the Board of Trustees at the November 2020 Board meeting. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with four ayes with Mr. Bean abstaining because of being a member of the Board.

IX. PUBLIC COMMENT:

There was no public comment.

X. ADJOURNMENT:

Hearing no further business for the Planning Commission, Vice-Chairperson Sweppenheiser adjourned the meeting at 7:38 p.m.

APPROVAL OF MINUTES:

Motion to approve the Planning Commission minutes of October 13, 2020 by: Mr. Cook. Supported by: Mr. Oliver. Roll call vote carried unanimously with five ayes.

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

November 10, 2020
Date Approved