

MINUTES BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, December 13, 2016 --- 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, December 13, 2016 at 7:30 p.m.

II. ROLL CALL:

Present: Carman Bean, Philip Keating, Mark Sweppenheiser and Gordon Oliver. Michael Hults is excused. The record shows a quorum is present. Also Present: Supervisor Bill Stanek, Zoning Administrator and Recording Secretary, Brent Mason and new members Mary Davis and Zach Cook. New member Amanda Wethington was not able to attend. Jim Shane arrived at 7:34 p.m. as introductions were being made.

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 there was a conflict of interest with any items to be discussed.

IV. OATH OF OFFICE:

Mr. Stanek gave the Oath of Office to Mrs. Davis and Mr. Cook. After the oaths were administered, Mr. Keating welcomed them to the Planning Commission, and then had all the Commission members introduce themselves to each other.

V. PUBLIC COMMENT:

None

VI. ACKNOWLEDMENT OF RETIRING MEMBERS:

At 7:40 p.m. Mr. Keating recognized the retiring members of the Planning Commission, Jim Shane and Mike Hults. Mr. Shane served for over 23 years, many as Chairman, and contributed greatly with his wealth of knowledge of the area and his professional background as an architect for FSU. Mr. Shane thanked the Commission for the recognition. Mr. Keating read the resolution for Mr. Shane from the Board of Trustees into the record, "Whereas Jim Shane has faithfully served the township as a Planning Commission member for over 23 years, and, whereas Jim has during his employment with the township given freely and unselfishly of his time, experience and personal resources, which have contributed significantly to the development, improvement and operation of the Charter Township of Big Rapids, now therefore, be it resolved that the Big Rapids Charter Township does hereby express its sincere gratitude for the faithful and dedicated contributions which Jim Shane has made, and, be it further resolved that this resolution be made a permanent part of the proceedings of the Board and that a true copy be given to Jim Shane as a record of his exemplary service." This resolution was signed by the Board of Trustees on December 6, 2016. Mr. Keating stated that it was his

privilege to present the resolution to Mr. Shane, and to thank him on behalf of the Board and the Planning Commission. The members of the Planning Commission expressed their thanks to Mr. Shane at this time. Mr. Keating said that the same resolution was made for Mr. Hults for his service of over 15 years. Mr. Hults' resolution will be sent to him. Mr. Keating again expressed his thanks to both of them.

VII. SITE PLAN REVIEW:

Menards, 14777 – 215th Avenue, is proposing a change in the site plan for their lumber yard warehouse expansion project. The current proposal is for an additional warehouse directly in front of the existing warehouse within the present fenced in yard. There will be no changes to the impervious area of the property, so the present storm water calculations will still be in effect for the property. One issue with the previous plan required providing for a new fire department access point for the lumber yard. The new plan being reviewed tonight does not require this because the existing Fire Department access point remains in place. Mr. Bean asked if the current access point was paved or gravel, and he was advised that it is a walk through access point that is not paved. Mr. Stanek provided some further background information. There was some further discussion about fire department access, including that the current lumber yard driveway is available for the trucks to use unless a fire is occurring on the east side of the building and the lumber yard driveway is not accessible. Mr. Keating mentioned to the new members about the engineer's letter that is used to review the proposed site plan against our zoning ordinance. Specifically he mentioned storm water drainage, lighting, parking and other dimensional considerations from the zoning ordinance. Mr. Bean asked how long the fire department hoses were. Mr. Mason advised that the fire trucks in the area carry several hundred feet of hose. Mr. Keating asked if there was any further discussion. There were no further questions, so Mr. Keating asked for a motion to approve the site plan. Mr. Oliver made the motion to approve the Menards warehouse expansion site plan as presented, seconded by Mr. Bean. The motion carried unanimously with 7 yeas.

VIII. JUNK ORDINANCE:

The most recent copy of the proposed Junk Accumulation Ordinance was presented for discussion. Mr. Keating requested that everyone review the proposed ordinance for further input before the public hearing on January 10, 2016. Mr. Sweppenheiser is concerned about the language that allows no enforcement if they clean up before a deadline, and then reoffend at a later time. Mr. Keating asked about abatement situations and how that would be handled if needed. Progressive fines were discussed. Volume of allowable material was also discussed. Junkyard definitions and provisions were discussed. Eventually, all the language related to junkyards was determined to be removable from this ordinance. Mr. Sweppenheiser asked about the language that allowed "the equivalent in volume of two large items." The equivalent in volume of two mobile homes is substantial. It was the consensus of the members that this language was not our intent, and it should be modified. Mr. Keating reiterated Mr. Sweppenheiser's point about progressive fees and fines. Questions were asked about current enforcement and how it is handled. The Commission was advised that currently, we enforce based on complaints only. Mr. Keating mentioned that before the public hearing it would be nice if the Township Attorney Eric Williams would review the proposed ordinance and offer feedback. It was requested that further changes and review be done by the commission via email so that we can get a final version ready for

the public hearing. Mr. Sweppenheiser asked about whether including RV's is appropriate for the intent of the ordinance. Mr. Keating requested that Mr. Mason continue with the suggested revisions and get an updated document out to the commissioners and the attorney before the public hearing.

IX. ADJOURNMENT:

Mr. Keating entertained a motion to adjourn at 8:34 p.m. The motion was made by Mr. Bean and seconded by Mr. Sweppenheiser. Motion carried with 7 yeas.

Motion to approve the Planning Commission minutes of December 13, 2016 by: Mr. Oliver, Seconded by: Mr. Bean. Roll call vote carried with 5 yeas:

Philip Keating, Chairman
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Date Approved