

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Tuesday, May 10, 2022 --- 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, May 10, 2022, at 7:00 p.m.

II. ROLL CALL:

Present: Carman Bean, Mary Davis, Gordon Oliver, Mark Sweppenheiser and Amanda Wethington. Zach Cook and Mike Bigford were absent. The record shows there is a quorum. Also present: William Stanek, Supervisor; Zoning Administrator and Recording Secretary, Timothy Kleinheksel.

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 April 12, 2022 meeting. Mr. Sweppenheiser made a motion to approve the April 12, 2022 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with five ayes.

V. PUBLIC HEARING – SUP22-003 KROMER HIP CAMP

Mrs. Mary Kromer, 21500 17 Mile Road, Big Rapids, is requesting a Special Use Permit in the Agricultural zoning district to operate a rustic campground at the existing private property at 21501 17 Mile Road, Big Rapids Township. Mrs. Wethington called the Public Hearing to order at 7:02 pm. There were several residents of the Township at the Public Hearing submitting questions and concerns: Where would the entrance to the campground be located? Across the street from the Kromers' driveway. Would there be a fence around the property? No, signage will be placed at the East, South and West property lines to ensure campers know exactly where the boundaries for the Hipcamp are located. What if the DNR has a fire ban? The Kromers will enact a fire ban if fires are currently banned by the DNR in the area or if they are concerned about wildfire safety at specific times of the year. When a fire ban is active, no campers will be able to have a fire. What will be the camping season dates? May 1 through mid-September. Would there be a water supply? No, campers would bring their own water. Would there be garage dumpsters? No, campers are responsible to haul

out all of their garbage. What about bathrooms? If the campground is over 20 acres, there is no need for the host to provide toilets, however, the Kromer's are choosing to supply a port-a-potty. Would generators be allowed? Yes, today's generators are eco-friendly and quiet. What permits would be issued by the Township? Only the approval of the SUP. Will RV's be allowed? Only small RV's will fit on the sites. The Kromers mentioned the following: They would look at camper's ratings before accepting; If campers do not follow rules, they risk bad ratings; People who are accustomed to rustic camping will know how to behave. Hearing no further public input, Mrs. Wethington closed the public hearing at 7:28 pm.

VI. ACTION ON SUP22-003 KROMER HIP CAMP

The Planning Commission members reviewed the campground in reference to 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. The commission suggested that the Kromers should provide a waste bin for the disposal of waste. The commission members saw no other problems with these standards in the Kromer Hipcamp request. Mr. Bean made a motion to approve SUP22-003 Kromer Hipcamp 21501 17 Mile Road, Big Rapids Township. Mrs. Davis supported the motion. After discussion, the Planning Commission members requested that the Kromers submit written camping rules for the Hipcamp. Mr. Bean made a motion to table the original motion pending review of written camping rules from the Kromers. Mrs. Davis supported the motion. There was no further discussion. The motion passed unanimously with five ayes. A special meeting will take place at 7pm on May 18, 2022 at the Township hall to review the written rules.

VII. COMMERCIAL SITE PLAN REVIEW – PZ22-0007 JOHNSON AUTOMOTIVE:

Lee Johnson, Johnson’s Automotive Repair, is requesting a use change for the current storage facility located at 1237 North State Street, Big Rapids Township. The current use is storage and Mr. Johnson would like to change the use to automotive repair. Mr. Bean inquired if this facility was located on a separate parcel – Mr. Johnson stated it was. Mr. Johnson is planning to frame in most of the doors on the existing building and install new siding on the entire facility. He stated that they will need a flat surface 30’ wide and 45’ deep to house the equipment that is purchased. Mr. Johnson stated that they do not have space in their current facility. After discussion, Mr. Bean made a motion to approve the change of use from storage to automotive repair on the facility located at 1237 North State Street. Mr. Oliver supported the motion. The motion passed unanimously with five ayes.

VIII. ORDINANCE AMENDMENT REQUEST

The Planning Commission members requested an amendment to the Site Plan Review ordinance 153.262 to add a Change of Use clause. Mr. Kleinheksel will draft verbiage for the amendment to be reviewed at the June 14, 2022 regular meeting.

IX. 2023-2028 CAPITAL IMPROVEMENT REQUESTS

The 2023-2028 Capital Improvement Plan project requests were presented to the Commission members. Rankings were determined by criteria such as necessity, required by law, future cost reduction, implements Master Plan, satisfies community, economic development, and full cost identified. Commission members reviewed the CIP requests and agreed on rankings for each request and Mr. Kleinheksel will update the CIP spreadsheet. Mr. Oliver made a motion to approve the rankings on the 2023-2028 CIP plan to be presented at a public hearing at the June 14, 2002 Planning Commission meeting. Mr. Sweppenheiser supported the motion. The motion passed unanimously with five ayes.

X. PUBLIC COMMENT:

There was no public comment.

XI. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 8:17 pm.

Motion to approve the Planning Commission minutes of May 10, 2022 by: Mr. Sweppenheiser. Supported by: Mr. Oliver. Motion carried with five ayes.

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

June 14, 2022
Date Approved