

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Tuesday, December 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, December 14, 2021 at 7:00 p.m.

II. ROLL CALL:

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

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 October 12, 2021 meeting. Mr. Cook made a motion to approve the October 12, 2021 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with five ayes.

V. PUBLIC HEARING:

SUP21-006 Todd Dalman, 5830 N. Elm Avenue, Big Rapids, MI; Parcel #05 020 001 700. Property is zoned Highway Interchange. Special Use Permit request to operate a used car sales and repair facility at 14585 220th Avenue, Big Rapids. Mrs. Wethington called the Public Hearing to order at 7:02 pm. With no public input, the Public Hearing was closed.

VI. ACTION ON SUP21-006:

SUP21-006: Mr. Todd Dalman stated that they are proposing to open a used car sales lot at the existing facility and add automotive repair in the future. He is petitioning for both the used car sales as well as the repair business in anticipation of adding the repair at a later date. Mr. Dalman stated that the owner of the facility will continue to store a few large vehicles in the rear bays of the building. No site plan approval is necessary for this permit as there are no alterations needed at the existing facility.

The following standards and requirements were reviewed by the Planning Commission members:

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 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, Mr. Bean made a motion to approve the application of SUP21-006 Special Use Permit request by Todd Dalman to operate a used car sales and repair facility at 14585 220th Avenue, Big Rapids. Mrs. Davis supported the motion. The motion passed unanimously with five ayes via roll call vote.

VII. PUBLIC COMMENT:

There was no public comment.

VIII. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 7:19 pm.

Motion to approve the Planning Commission minutes of December 14, 2021 by: Mr. Cook. Seconded by: Mr. Oliver. Motion carried with five ayes.

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

January 11, 2022
Date Approved