

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Tuesday, July 12, 2022 --- 7:00 p.m.

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

I. CALL TO ORDER:

Chairperson Amanda Wethington called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, July 12, 2022, at 7:00 p.m.

II. ROLL CALL:

Present: Zach Cook, Mary Davis, Gordon Oliver, Jeff Oosterhouse, Mark Sweppenheiser and Amanda Wethington. Carman Bean was 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. APPROVAL OF JUNE 14, 2022 MINUTES:

Mrs. Wethington asked the Commission members to review the minutes of the June 14, 2022 meeting. Mrs. Davis made a motion to approve the June 14, 2022 minutes as submitted. Mr. Cook supported the motion. There was no further discussion. The motion passed unanimously with six ayes.

V. PUBLIC HEARING – SUP22-004 NEW DEVELOPMENTS, LLC

A public hearing to allow New Developments, LLC to operate a medical clinic at the vacant property on 220th Avenue Parcel # 5405-017-020-000 was called to order by Mrs. Wethington at 7:02 pm. With no public comment Mrs. Wethington closed the public hearing.

VI. ACTION ON SUP22-004 NEW DEVELOPMENTS, LLC

Mr. Shane Brennan, agent for New Developments LLC, stated that the medical clinic met all requirements and is a good fit in the location at the highway interchange location. After discussion by the Planning Commission, Mr. Oliver made a motion to approve SUP22-004 as submitted. Mr. Sweppenheiser supported the motion. The motion passed unanimously with six ayes via roll call vote.

VII. SITE PLAN REVIEW – NEW DEVELOPMENTS, LLC

Mr. Brennan presented the site plan for the medical facility on 220th Avenue in Big Rapids Township. Mr. Brennan along with Mr. Dan LaMore, Christman Company, Mr. Ken Watkins, Architectural Concepts, Dr. Mark Campbell, Cancer Centers of West Michigan, and Mr. Jack Frizzell, real estate agent, offered input and fielded questions from the Planning Commission regarding the submitted site plan. The Planning Commission members reviewed the plans and 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. Upon review, the commission members saw no problems with these standards in the medical clinic project. After discussion by the Planning Commission, Mr. Cook made a motion to approve site plan PZ22-0011 with stipulation that all recommendations from the Township engineer be satisfied. Mrs. Davis supported the motion. The motion passed unanimously with six ayes via roll call vote.

VIII. PARKS & RECREATION MASTER PLAN REQUEST:

Mrs. Wethington presented a request from Mr. Bean to create a master plan for Parks and Recreation. Mr. Sweppenheiser and Mr. Oosterhouse agreed to be representatives on the Parks and Recreation committee. The committee will be responsible for developing the master plan.

IX. PUBLIC COMMENT:

There was no public comment.

X. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 7:35 pm.

APPROVAL: Action taken at the regular meeting of August 9, 2022: Motion to approve the Planning Commission minutes of July 12, 2022 by: Mr. Cook. Supported by: Mr. Oliver. Motion carried with seven ayes.

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

August 9, 2022
Date Approved