MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION
Tuesday, September 13, 2022 --- 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, September 13, 2022, at 7:00 p.m.

II. ROLL CALL:

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

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. APPROVAL OF AUGUST 9, 2022 MINUTES:

Mr. Sweppenheiser asked the Commission members to review the minutes of the August 9, 2022 meeting. Mr. Bean made a motion to approve the August 9, 2022 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with six ayes.

V. RENEWAL OF SUP18-003 RIETH-RILEY:

Rieth-Riley Renewal of SUP18-003 Mining Permit – Chad Waldo of Rieth-Riley Construction and Gary Schenk, attorney for Rieth-Riley, presented an update on the mining operation at 18220 Taft Road, Big Rapids, MI. At this time, and based upon current demand, Rieth-Riley expects to remain on schedule throughout the completion of the project. The west bound lane exiting the site has been widened to allow for smooth traffic control. Administrative approval to begin work on Phase II prior to the completion of Phase I was received in 2021 to be able to establish the lake and have room for carrying out the reclamation of Phase I. There have been no recent complaints fielded by the owners, only a few concerns at the beginning of the project, but those have subsided. A nearby neighbor receives annual updates and has no concerns. After discussion by Commission members, Mr. Bean made a motion to approve the renewal of SUP18-003 through December 2024 as submitted. Mr. Cook supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote.

VI. SITE PLAN REVIEW – BIG RAPIDS ASSISTED LIVING – PHASE II:

Tim Lapham of Lapham Engineering presented the site plan for Big Rapids Assisted Living – Phase II. Mr. Lapham was the engineer on Phase I and was contracted by Deshano Development at the beginning of Phase II as well. The Phase II footprint is a mirror image of Phase I with some grading changes as well as additional parking. Mr. Lapham explained that daily parking for employees is no problem, but when there is an event at the facility, the parking is maxed out. Mr. Lapham is working with the city BPW on water supply and fire hydrant locations. After discussion by Commission members, Mr. Bean made a motion to approve the site plan for Big Rapids Assisted Living Phase II project number P-210203 prints dated September 8, 2022 with contingencies of stormwater management approval, Fire Department approval and review by the Township's engineer, Mike Oezer. Mrs. Davis supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote

II. STORAGE CONTAINER ORDINANCE:

Mr. Kleinheksel presented an addition to Township ordinances to regulate storage containers. Several verbiage changes and clarifications were suggested by the Planning Commission members. Mr. Kleinheksel will update the proposed ordinance and will present the final draft at the October 2022 meeting with public hearing expected at the November 2022 meeting.

VIII. PUBLIC COMMENT:

There was no public comment.

IX. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mr. Sweppenheiser adjourned the meeting at 8:02 p.m.