

**MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION**

Tuesday, May 9, 2023 --- 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 9, 2023, at 7:00 p.m.

II. ROLL CALL:

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

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 11, 2023 meeting. Mr. Sweppenheiser made a motion to approve the April 11, 2023 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with five ayes.

V. PZ23-0007 TACO JOHN'S SITE PLAN REVIEW:

PZ23-0007 is a site plan review for the proposed construction of a 2,106 sq. ft. 38 seat restaurant with drive through located on the south end of the existing parking lot of PPN 54-05 016 014 300, a 75.5-acre parcel owned by Meijer located in the Highway Interchange (HI) District. The site plan from Fishbeck Engineers project number 230079 – dated 04-20-2023 meets all requirements of Sections 153.262 Class B site plan and 153.021 Highway Interchange. Anthony Mourand and Grant Braun, engineers with Fishbeck along with Ana Pelhank, Project Engineer – Meritage Group presented the plans for the project. After discussion, Mr. Sweppenheiser made a motion to approve PZ23-0007 as submitted. Mrs. Davis supported the motion. There was no further discussion. The motion passed unanimously with five ayes via roll call vote.

VI. CAPITAL IMPROVEMENT PLAN 2024-2029 REQUESTS:

The 2024-2029 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. Sweppenheiser made a motion to approve the rankings on the 2024-2029 CIP plan to be presented at a public hearing at the June 13, 2023 Planning Commission meeting. Mr. Oosterhouse supported the motion. The motion passed unanimously with five ayes.

VII. PUBLIC COMMENT:

There was no public comment.

VIII. OTHER BUSINESS:

Mr. Kleinheksel stated we will be looking at a revision to our junk ordinance in order to step up the penalties for repeat offenders. Discussion included the possibility of a blight ordinance being adapted. Mr. Kleinheksel will present a draft at the next Planning Commission meeting.

IX. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 8:05 p.m.

APPROVAL: Action taken at the regular meeting of June 13, 2023: Motion to approve the Planning Commission minutes of May 9, 2023 by: Mrs. Davis. Supported by: Mr. Sweppenheiser. Motion carried with seven ayes.

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

June 13, 2023
Date Approved

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