

**MINUTES  
BIG RAPIDS CHARTER TOWNSHIP  
PLANNING COMMISSION**

**Tuesday, September 10, 2024 --- 7:00 p.m.**

**Big Rapids Township Hall, 14230 Northland Drive, Big Rapids, MI 49307**

**I. CALL TO ORDER: 7:00 P.M.**

Mr. Oosterhouse called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, September 10, 2024 at 7:00 p.m.

**II. ROLL CALL:**

Present: Zach Cook, Jerry Everett, John Montross, Gordon Oliver, Jeff Oosterhouse and Barbara Peacock. The record shows there is a quorum. Also present: Timothy Kleinheksel, Zoning Administrator and Recording Secretary.

**III. CONFLICTS OF INTEREST:**

Mr. Oosterhouse 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:**

The Commission members reviewed the minutes of the June 11, 2024 meeting. Mr. Montross made a motion to approve the June 11, 2024 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with six ayes.

**V. SITE PLAN REVIEW – RYAN CREEK PHASE III:**

Mr. Daniel Martin, Lapham Associates, along with Mr. Chad Ross, Deshano Development presented the site plans for project number P-240117 dated August 8, 2024 for an apartment project proposed for a parcel off a private road on the North side of 16 Mile Road in Big Rapids Township. The proposed project is Ryan Creek Phase III of the apartment development project by Deshano Development and will include 42 apartment units in three (3) buildings on the 6.42-acre parcel. The project is expected to break ground in 2025. Mr. Michael Oezer, Township Engineer with Progressive Companies presented his review of the project. Highlights included Site Layout, Grading Plan, Site Access, Utilities, Storm Sewer, Lighting and Landscaping. The review from Mr. Oezer, dated September 3, 2024, included several recommendations to update the Lapham site plans. After discussion by the Planning Commission members, Mr. Cook made a motion to approve the site plan with stipulation that the site plans be updated with the recommendations by the Township Engineer. Mr. Montross supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote.

**VI. SITE PLAN REVIEW – RYAN CREEK DUPLEXES:**

Mr. Martin and Mr. Ross presented the site plans for project number P-240117 dated August 8, 2024 for a proposed duplex project in Big Rapids Township. The project is Ryan Creek Duplexes proposed for a parcel on the North side of 16 Mile Road near Belmont Drive. The proposed project is part of an overall development project underway by Deshano Development and will include 12 duplex units in six (6) buildings on the 5.74-acre parcel. The project is expected to break ground in 2025. Mr. Oezer presented his review, dated September 3, 2024, including several recommendations to update the Lapham site plans. After discussion by the Planning Commission members, Mr. Oliver made a motion to approve the site plan with stipulation that the site plans be updated with the recommendations by the Township Engineer. Mr. Cook supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote.

**VII. PUBLIC COMMENT:**

There was no public comment.

**VIII. ADJOURNMENT:**

Mr. Oosterhouse adjourned the meeting at 8:08 p.m.