

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION
Tuesday, October 14, 2025 --- 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, October 14, 2025, at 7:00 p.m. The Pledge of Allegiance was recited.

II. ROLL CALL:

Present: Zach Cook, Jerry Everett, John Montross, Gordon Oliver, Jeff Oosterhouse, Barbara Peacock and Dakota Ross. The record shows there is a quorum.

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 March 18 special meeting and the August 12 regular meeting. A motion was made by Mr. Everett and seconded by Mr. Oliver to approve March 18 minutes. Motion approved by voice vote with seven ayes. Mr. Oliver made a motion to approve the minutes of August 12 with Mr. Cook supporting. Motion carried on voice vote unanimously with seven (7) ayes.

V. SITE PLAN REVIEWS:

ITEM 1: The Commission members reviewed the site plan for Res Life Church 14734 – 215th Avenue. They are requesting to add a 22,000 square foot auditorium and additional parking, providing for a total of 489 spaces. Pastor Paul Myers informed the Commission that the church has seen a 30% increase in attendance in just the past 9 months. They must park across 215th Avenue because they don't have enough space. Paul Henderson of Roosien & Associates advised that the project would be done in two phases, with phase 1 being the addition of parking to the current site and relocation of the south driveway. The driveway permit has already been obtained from the Mecosta County Road Commission. Phase 1 has no impact on regulated wetlands. The EGLE permitting process is delayed so the building phase will not start until that permit is issued. Mr. Everett asked if the project is in the Tonkin Drain District, which it is, and who will be monitoring the wetlands compliance during construction. Mr. Henderson stated EGLE would issue the wetlands permit and monitor the process. Mr. Montrose asked about the driveway location change. The reason for the change is to allow the driveway to line up with the service drive that will encircle the building. Mr. Henderson closed with the request that the entire project be approved with the building still needing EGLE permit approval. Mr.

Oliver motioned to approve the Site Plan for Res Life Church Phase 1 as presented and Phase 2 with EGLE permit approval. Second by Mr. Cook. No further discussion. Roll call vote as follows:

Mr. Everett	Yes	Ms. Peacock	Yes	Mr. Cook	Yes
Mr. Oosterhouse	Yes	Mr. Oliver	Yes	Mr. Ross	Yes
Mr. Montrose	Yes	The motion carried unanimously.			

ITEM 2: Michigan Pizza Hut Inc. is requesting a change of use for its property at 14371 Northland Drive. They wish to demolish the current building and use the site for premanufactured mini storage units. They intend to secure the units to the existing pavement if acceptable and repair any unacceptable pavement as needed. They are leaving the underground drain easement vacant. Mr. Montrose was displeased that a representative from the company wasn't present for questioning. The members discussed whether there was a need for security fencing or site lighting. Many storage facilities in the area currently do not have site lighting or perimeter fencing, so neither was requested. Mr. Ross made a motion to approve the Site Plan for 14371 Northland Drive as presented. Second by Mr. Cook. No further discussion. Roll call vote as follows:

Mr. Everett	Yes	Ms. Peacock	Yes	Mr. Cook	Yes
Mr. Oosterhouse	Yes	Mr. Oliver	Yes	Mr. Ross	Yes
Mr. Montrose	No	The motion carried with 6 ayes and 1 nay.			

VI. PUBLIC COMMENT:

Emily Endres requested feedback regarding her desire to locate her business, Quantum Wellness, on a 59.8-acre vacant agricultural parcel located on 14 Mile Road. She would eventually like to locate her home on the same parcel. The Commission members generally appeared to support the project, but would not voice a position since there was no formal site plan to present.

VII. ADJOURNMENT:

Mr. Oosterhouse adjourned the meeting at 8:10 p.m.

VIII. APPROVAL: Action taken at the regular meeting of November 11, 2025: Motion to approve the Planning Commission minutes of October 14, 2025, by Mr. _____. Supported by Mr. _____. Motion carried with _____ ayes.

Brent R. Mason

Brent Mason, Recording Secretary

November 11, 2025

Date Approved

BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION