

MINUTES BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, June 13, 2017 --- 7:30 p.m.

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

I. CALL TO ORDER: 7:30 P.M.

Chairman Philip Keating called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, June 13, 2017 at 7:30 p.m.

II. ROLL CALL:

Present: Philip Keating, Carman Bean, Zach Cook, Mary Davis, Gordon Oliver, Mark Sweppenheiser and Amanda Wethington. The record shows a quorum is present. Also Present: Zoning Administrator and Recording Secretary, Brent Mason and Supervisor Bill Stanek.

III. CONFLICTS OF INTEREST:

Mr. Keating asked if any of the Commission members had known conflicts of interest with any item on the agenda for this meeting. No one indicated that a conflict of interest existed.

IV. APPROVAL OF MINUTES:

The minutes of the May 9, 2017 regular meeting were reviewed. Mr. Bean made a motion to accept the minutes as presented. Mr. Sweppenheiser seconded the motion. A voice vote to approve the minutes was unanimous with 7 yeas.

V. PUBLIC COMMENT:

None

VI. OLD BUSINESS:

Mr. Keating asked Mr. Mason to start the process for finishing the Capital Improvement Plan. Mr. Mason advised that the Commission needed to rank six more requests from the sewer and water funds, now that additional information was available. The Water Fund items were ranked as follows: The 2020 water line request from 18 Mile Road to 19 Mile Road was given a 12 ranking, as was the 2021 request for a water line from 18 Mile Road to Perry Street. Both projects are believed to be unaffordable unless an outside source of financing can be found, since the water fund currently operates at a deficit each year. Sewer Fund items were ranked as follows: A 2019 request to replace 2 pumps at the Sheridan Street lift station was ranked at 6, the 2020 request to replace 2 pumps at the High School lift station was ranked at 6, the 2021 request to update software was ranked at 12, and the 2022 request to replace 1 pump at the Perry Street Lift station was ranked at 6. The Commission asked Mr. Stanek if the township had received any recommendations from our sewer maintenance contractor regarding these requests, and Mr. Stanek answered that they had not been contacted, but that their input would be requested before the next CIP is reviewed. With the ranking of all requests completed, Mr. Mason requested that everyone review the CIP document for content, and make any

suggestion on changes before the Public Hearing. Mr. Keating requested discussion on the proposed public hearing date, June 29, 2017. Mrs. Davis advised that she would not be able to attend on that date. Mr. Mason informed the Commission that the 29th is the only date available for the public hearing if the Commission wishes to forward the CIP to the Board of Trustees for their meeting on July 5, 2017. Mr. Bean made a motion to set the Public Hearing date for the CIP on June 29, 2017 at 7:30 p.m. Mr. Oliver seconded the motion and the Commission approved the motion unanimously with 7 yeas.

Mr. Keating asked Mr. Stanek if he had anything for the members this evening, and Mr. Stanek passed on information he had received from Alan Johns of Campus Creek Apartments. Mr. Johns is concerned about the sidewalk for the property at 14135 Bulldog Lane, the Campus Creek Cottages. Mr. Stanek has asked Mr. Johns to put in a sidewalk along their Gilbert Drive frontage. Mr. Johns is still in talks with the City and County regarding an attempt to get Dial-A-Ride to provide route bus service from Campus Creek's property to the FSU Campus. Mr. Johns also is trying to work with the township to split this parcel so that they can get financing for phase 2 of the cottages project. The resulting split would create a land-locked parcel which would be in conflict with the township's land use ordinances. Commission members discussed the issue, with possible easement considerations and road construction standards that could make the requested split conform with the ordinances. Since this was informational only, no action was requested.

Mr. Mason informed the Commission about an informational request from Cypress Creek Renewables regarding a possible Solar Farm complex in the township near the area of Taft and New Millpond Roads. Mr. Mason stated that Cypress Creek Renewables was asking about whether our current zoning ordinance has any language regarding solar farms. Since the current ordinance does not reference solar farm developments, new language would have to be developed before any such use could be approved. Mr. Mason stated that this use should be a Special Use in the Agricultural and Industrial districts. Cypress Creek Renewables is in negotiations with the property owner at this time, and is uncertain what the time frame for possible operation would be. The information will be kept on file for future reference. No action was required. Mr. Mason also advised the Commission members that another MTA Planning and Zoning workshop is coming up in August, and shared the brochure with them.

VII. ADJOURNMENT:

Mr. Keating entertained a motion to adjourn at 8:18 p.m. The motion was made by Mr. Bean and seconded by Mr. Sweppenheiser. Motion carried with 7 yeas.

Motion to approve the Planning Commission minutes of June 13, 2017 by: Mr. Bean, Seconded by: Mrs. Davis. Roll call vote carried with 6 yeas:

Philip Keating, Chairman
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Date Approved