

MINUTES BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, April 14, 2015 --- 7:30 p.m.

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

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

Vice Chairman Keating called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, April 14, 2015 at 7:30 p.m.

II. ROLL CALL:

Present: Gordon Oliver, Glenn Patrick, Jim Shane, David Hamelund, Vivian Smith and Philip Keating. Michael Hults was excused. The record shows a quorum is present. Also Present: William Stanek, Zoning Administrator and Brent Mason, Recording Secretary.

III. RECOGNITION OF GLENN PATRICK:

Mr. Keating presented Township Board of Trustees resolution 02-15 to Glenn Patrick in recognition of his many years of exemplary service to the Big Rapids Township Planning Commission. Mr. Stanek advised that the Board of Trustees has reappointed Mr. Keating to a new term expiring in December 2017 and Carmen Bean has been appointed to fill the position that has been vacated by Mr. Patrick's retirement.

IV. REZONING:

DeMar and Kevin Hatchew would like to relocate Mrs. Hatchew's business, The Style Station and a senior fitness center to property they purchased at 1619 Catherine Street. Mrs. Hatchew feels she will be able to help several senior citizens that are in need of fitness therapy for Parkinsons disease. The property is currently zoned Industrial, and there are no industrial uses in that area. Mrs. Hatchew is requesting the planning commission consider either a SUP for her proposed use or getting the area rezoned as agricultural, which would better represent the current usage. Mr. Keating drove out to look at the area and wondered why it was ever zoned industrial in the first place. Mr. Keating feels that the area should be rezoned to agricultural. Mr. Hamelund asked about Phil's Auto Parts and what zoning would be best for that use. Discussion regarding Phil's Auto Parts determined that it would be classified as a non-conforming use. Mr. Shane explained that a SUP couldn't be issued under the current zoning ordinance. Options were entertained, and it was determined that the most prudent course of action was to rezone that area from industrial to agricultural. Discussion continued about the timeline for the zoning change to go into effect. Mr. Keating asked if anyone could think of any negatives to the requested rezoning. Jim Shane made a motion to

recommend to the Board of Trustees to pursue rezoning of the portions of Sections 2 and 3 of Big Rapids Township that lie between 197th Avenue and the White Pine Trail north of the City of Big Rapids and south of Green Township from Industrial to Agricultural. The motion was seconded by Gordon Oliver. There was no further discussion, and the motion carried unanimously.

V. SITE PLAN REVIEW: LeeAnn's Flowers, 1205 North State Street

Dave Engels presented an updated site plan for LeeAnn's Flowers, 1205 North State Street. The commission did take some time to review the new drawings. This property is in the commercial district. Mr. Engels described the operation as the seasonal sales of flowers, vegetable plants, and produce. The operation runs from May to about October. He stated that they do sell eggs, but the chickens are being relocated. The pallets are being moved off site for uses at another property. Mr. Engels continued to explain that the retail sales area would be much smaller, and stated that the property is being cleaned up. Questions were asked about the utilization of the buildings on the site. Mr. Engels stated that they have about 2075 sq. ft. of retail space. Customers will walk from the parking area to the retail area over the wood chip covered yard. Setbacks are minimal. Parking concerns were addressed and it was determined that the proposal would provide for adequate parking. Mr. Engels showed the commissioner some photos to demonstrate how the site has been cleaned up to date. Commissioners said that while the use is zoned commercial, the location is a terrible location for what they are doing there. They are concerned that there is not enough space on the site for everything they are trying to do. Mr. Keating stated that the commission must follow the rules that are set out for them. Discussion occurred about alternatives for use of the space. Mr. Engels has some concern about removing the fence post, because he wants to put the chain link fence back up for the safety of his customers and children. Mr. Shane asked questions concerning the material used and the designation of the parking area. The number of parking spaces that need to be provided for should be 10 to start. Mr. Shane has a concern for the safety of the public and that the greenhouses are not constructed to commercial code. The south greenhouse would need to be removed from the plan, and the chicken pens would be removed. The previous chicken area will become a personal garden. A motion was made by Mr. Shane to approve the site plan as presented for the operation with several stipulations agreed to by Mr. Engels as follows:

1. At least 10 parking spaces, 9 feet wide must be provided for.
2. Chain link fence along State Street will be reinstalled or the posts will be removed.
3. Chicken coop cages will be removed and the area will be an open air garden for 2015. Greenhouse may be applied for at a later date.
4. Retail area will be across the front of the house and the SE area of the yard per the drawing.

5. Furnace Inspection must be approved; wood storage area must be identified.
6. Pallet fence must be removed, no storage allowed on the property.
7. Site must be inspected by the Zoning Administrator before opening for retail sales for 2015. Final stamped document showing approved site layout will be agreed to and signed by the Zoning Administrator and the Proprietors.

The business is allowed to grow plants and flowers immediately, but no retail sales can occur until a final inspection of the site is completed and a final copy of the site plan is agreed to by the proprietors and the Zoning Administrator. The motion was seconded by Mr. Oliver. No other discussion occurred. The motion carried unanimously.

VI. ADJOURNMENT:

Vice -Chairman Keating entertained a motion to adjourn at 9:34 p.m. The motion was made by Vivian Smith and seconded by Gordon Oliver. Motion carried with 6 yeas.

Motion to approve the Planning Commission minutes of April 14, 2015 by: Vivian Smith, Seconded by: Gordon Oliver. Roll call vote carried with 6 yeas

Michael Hults, Chairman
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Date Approved