

# MINUTES BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, July 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, June 9, 2015 at 7:30 p.m.

## II. ROLL CALL:

Present: Gordon Oliver, Carmen Bean, Jim Shane, Philip Keating and David Hamelund. Michael Hults and Vivian Smith are excused. The record shows a quorum is present. Also Present: William Stanek, Zoning Administrator and Brent Mason, Recording Secretary. Mr. Keating requested information on the status of Doug Freeman's request and was advised that Mr. Freeman withdrew his SUP request for the Northland Drive property. Mr. Freeman did not state what his intentions would be, other than to say he was pursuing other options.

## III. APPROVAL OF MINUTES:

The minutes of the June 9, 2015 meeting were reviewed, and Mr. Shane made the motion to approve the minutes, seconded by Mr. Bean. The motion carried unanimously with 5 yeas.

## IV. PUBLIC COMMENT: None

## V. PUBLIC HEARINGS:

### **SUP 15-005 – Hatchew Beauty Salon and Fitness Center:**

Mr. Keating opened the Public Hearing for SUP 15-005, DeMar and Kevin Hatchew's request to build and operate a Beauty Salon and Senior Fitness Center on their property at 1619 Catherine Street, at 7:34 pm. The request for rezoning the property from Industrial to Agricultural was taken to the Board of Trustees and passed. The change was published and is part of the zoning ordinance. This request will allow the operation of a commercial enterprise in the Agricultural District. Mrs. Hatchew stated that she is eager to begin the building process. No other discussion occurred and no questions were asked. The public hearing was closed at 7:35 pm. The Planning Commission does not have any concerns with the request. A motion was made by Mr. Bean to approve SUP 15-005 as submitted. The motion was seconded by Mr. Oliver. Motion passed unanimously with 5 yeas.

### **SUP 15-006 – Goodwell Storage Facility:**

Mr. Keating opened the Public Hearing for SUP 15-006, Robin and Eric Goodwell's request for approval to operate a Storage Facility on their property at 14585 – 220<sup>th</sup> Avenue. They currently operate Goodwell Auto Repair at this location, and have an approved SUP for vehicle storage and repair. This request will allow the operation of storage buildings on the property to the north and east of the repair facility. Mr. Keating

asked if there would be black top paving on the site. Mr. Goodwell advised that there wouldn't be paving to start due to the cost, but that they hope to be able to pave the site in the future. Questions about lighting of the site were determined to be required by the building code. Further discussion occurred about the need for a site plan, and no more questions were asked. Mr. and Mrs. Goodwell added information about their business and the direction it has taken. The public hearing was closed at 7:45 pm. A motion was made by Mr. Oliver to approve SUP 15-006 subject to an approved site plan. The motion was seconded by Mr. Bean. Motion passed unanimously with 5 yeas.

The Planning Commission had an informal discussion about the status of the Highway Interchange district and whether it is too restrictive. It was suggested that the zoning ordinance might need to be looked at and some modifications made.

## **VI. SITE PLAN REVIEWS:**

Mecosta County Pole Storage Building at 14485 Northland Drive. Mr. Keating asked Mr. Mason to provide details of the site plan to the commission. The request is to construct a new 5 stall 40' x 84' pole storage building for storage of marine patrol boats and excess EMS equipment. An overview of the site was presented. The only real concern is a proposed storm water drain tile that runs toward the SW area of the property. Discussion from the commission revolved around the suggestion that the water retention should remain on the county's property, and that our engineer and the Drain Commissioner will need to come up with a recommendation for handling the storm water. Mr. Bean made a motion to approve the Mecosta County Storage Building Site Plan application with the exception of the storm water drain, which will need to be evaluated by our engineer and agreed to by the Drain Commissioner. The motion was seconded by Mr. Hamelund. No further discussion took place, and the motion passed unanimously with 5 yeas.

Mr. Keating wants a report next month.

Campus Creek II is presenting a modified phase one site plan due to the fact that the property is much wetter than the owners originally thought. The DEQ determined that the wetland areas are larger than shown in the original site plan, and that the original project would not be able to be approved. This modification is substantially different in site layout, and is not complete, but it does take into account the DEQ identified wetland areas. Parking and building layout appear to be acceptable on the new site plan. Mr. Keating asked if they had adequate ingress and egress for the site. The only proposed entry and exit is from Gilbert Drive. This project has been approved for city water, and sewage capacity is adequate for this proposal. A concern about traffic onto Northland Drive was raised and discussed regarding an additional 248 people leaving at potentially the same time each day. Sidewalk issues and bike path/lane issues were discussed, which led to master plan direction discussion. Mr. Keating brought the conversation back to the topic, and the project could be approved subject to the engineer's review. Mr. Keating and Mr. Shane suggested that the previous project approval be rescinded. Mr. Shane moved to rescind approval of the original site plan for Campus Creek II dated January 21, 2015. The motion was seconded by Mr. Hamelund, approved unanimously with 5 yeas. Mr. Hamelund moved to approve the new phase 1 site plan for Campus Creek II dated June 29, 2015 for parcel # 54 05 022 013 100 (description: SEC 22 T15N R10W COM AT SE COR E 1/2 SE 1/4 TH W 750 FT TH N 698.41 FT TO POB TH N 1881 FT TH E 75 FT TH N 66 FT TH W TO E 1/8 LINE TH S ALG E 1/8 LINE TO A PT

713.88 FT N OF S SEC LINE TH E TO POB), subject to review and recommendation of the township engineer. The motion was seconded by Mr. Shane, and approved by unanimous vote with 5 yeas.

**VII. Zoning Administrator's Report:**

Mr. Keating gave the floor to Mr. Stanek for his report. Mr. Stanek shared information about a Mecosta County zoning ordinance change concerning "mini-cabins." They increased the maximum size of mini-cabin dwellings to allow for up to 500 square feet of floor space. They do not have a requirement for utilities. Big Rapids Township has recently had an inquiry about small hunting cabins, and Mr. Stanek would like to be able to allow them if the commission believes that is a good way to go. Mr. Mason presented a concern voiced by George Dietrich, the Township Building Official. Mr. Dietrich is not in favor of allowing the "mini-cabins" because he feels enforcing the rules of limited occupancy would be impossible, and it could lead to people residing in them permanently. Mr. Stanek stated that the reason the issue was taken up by the county was because the County Parks Commission is interested in having small cabins available to rent to campers. Mr. Keating would like to be able to discuss this further and consider various options. Mr. Stanek advised that the status of the clean-up at LeeAnn's Flowers, 1205 N. State Street is in their court. Mr. Stanek advised that the stove has been removed from the greenhouse because Mr. Engel knew it wouldn't be ready to pass an inspection. We are just waiting for them to request a site inspection in order to be able to open next year.

**VIII. ADJOURNMENT:**

Vice-Chairman Keating entertained a motion to adjourn at 8:57 p.m. The motion was made by Mr. Shane and seconded by Mr. Hamelund. Motion carried with 5 yeas.

Motion to approve the Planning Commission minutes of July 14, 2015

by: Mr. Shane, Seconded by: Mr. Bean. Roll call vote carried with 5 yeas:

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Michael Hults, Chairman  
BIG RAPIDS CHARTER TOWNSHIP  
PLANNING COMMISSION

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Date Approved