

MINUTES

BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, September 8, 2015 --- 7:30 p.m.

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

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

In the absence of the Chairman, Vice-Chairman and Secretary, a motion to nominate Jim Shane to serve as temporary Chairman was made by Carman Bean and seconded by Gordon Oliver. The Commission unanimously approved this motion and Mr. Shane called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, September 8, 2015 at 7:30 p.m.

II. ROLL CALL:

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

III. APPROVAL OF MINUTES:

The minutes of the August 11, 2015 meeting were reviewed, and Mr. Bean made the motion to approve the minutes as submitted, seconded by Mr. Oliver. The motion carried unanimously with 4 yeas.

IV. PUBLIC COMMENT: None

V. PUBLIC HEARING: SUP15-007 Group Child Care Home.

Mr. Shane called the public hearing to order at 7:33 pm. Pauline Freiberg addressed the Commission regarding a request to operate a Group child care home at her future residence, 19425 -14 Mile Road, Big Rapids, MI, PPN 54 05 026 005 300. The property is located in the Agricultural Zoning District. There will be up to a total of 12 children and an assistant. Mrs. Freiberg needs to get Planning Commission approval to operate at the new address so she can apply for a transfer of her current license with the State of Michigan. Mrs. Freiberg explained the layout of this property, and did describe that there is an empty swimming pool that is not operational and it is separated from the backyard by a fence, and the backyard play area is completely fenced in also. There are no questions from the commission. Mr. Mason advised the Commission that two telephone calls were received from neighboring property owners, David Robison and Bob Ellison, and when they were advised what was being pursued, they did not have any concerns. Mr. Shane closed the public hearing at 7:39pm. Mr. Shane addressed the Commissioners to consider the Zoning Ordinance questions of determination. Prior to approval of a Special Use Permit, the Planning Commission shall insure that the standards specified in this Section, as well as standards established elsewhere in this Ordinance shall be satisfied. All uses by special permit shall comply with each of the following standards and requirements:

(a) The nature, location, and size of the special use shall not change the essential

character of the surroundings area, nor disrupt the orderly and proper development of the district as a whole. The use shall not be in conflict with, or discourage the adjacent or neighboring lands or buildings.

No concerns were expressed by the Planning Commission members.

- (b) The special use shall not diminish the value of the land, buildings or structures in the neighborhood.

No concerns were expressed by the Planning Commission members.

- (c) The special use shall not increase traffic hazards or cause congestion on the public highways or streets of the area. Adequate access to the parcel shall be furnished.

A brief discussion of the parking requirements was undertaken. Questions were asked about whether or not adequate off street parking existed. Mrs. Freiberg stated that she felt there is adequate parking available. Further discussion centered on the parking areas being designated for that purpose and Mrs. Freiberg stated that she will designate parking for employees and clients.

- (d) The water supply and sewage disposal system shall be adequate for the proposed special use by conforming to State and County Health Department requirements, and the special use shall not over-burden any existing services or facilities.

Mrs. Freiberg stated that the well and septic have been inspected.

- (e) Uses by special permit shall not be significantly more objectionable to nearby properties by reason of traffic, noise, vibrations, dust, fumes, odor, smoke, glare, lights, or disposal of waste than the operation of any principal permitted use, nor shall the special use increase hazards from fire or other dangers to either the property or adjacent property.

No concerns were expressed by the Planning Commission members.

- (f) The Zoning Board may require that the premises be permanently screened from adjoining or contiguous properties by a wall, fence, plant screen and/or other approved enclosure when deemed necessary to buffer the surrounding uses from objectionable noise, light, etc., created by the special use.

No concerns were expressed by the Planning Commission members.

- (g) The special use shall be consistent with the intent and purpose of this Ordinance and with the intent of the Land Use Plan for Big Rapids Township. The special use shall

be compatible with the natural environment and shall not inimical to the public health, safety and general welfare.

No concerns were expressed by the Planning Commission members.

A motion to approve the Special Use Permit (SUP15-007) as presented was made by Gordon Oliver and seconded by Dave Hamelund. The motion carried unanimously with 4 years.

Mrs. Freiberg asked if she would have to come back to the Planning Commission if she wanted to increase the size of her operation to 20 children and utilize an out building for her operation. Mr. Shane and Mr. Bean both stated that she would need to apply for another SUP with the required information for the specific request.

VI. ZONING ADMINISTRATOR REPORT:

Mr. Stanek reported that he has been working on getting the zoning district descriptions and maps to accurately show are current zoning. Also, the assessing computer program has been updated to more accurately list the current zoning for each parcel in the township. Mr. Stanek did explain that the written zoning district descriptions did require some editing so that they would be consistent with the original intent, and used many sources to verify those descriptions. The commission did state that they would like to review the changes, and make a motion to recommend them to the Township Board for approval.

VII. ADJOURNMENT:

Mr. Shane entertained a motion to adjourn at 8:07 p.m. The motion was made by Mr. Bean and seconded by Mr. Hamelund. Motion carried with 4 years.

Motion to approve the Planning Commission minutes of September 8, 2015

by: Dave Hamelund, Seconded by: Phil Keating. Roll call vote carried unanimously with 5 years:

Michael Hults, Chairman
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Date Approved