

MINUTES BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, September 8, 2020 --- 7:00 p.m.

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

I. CALL TO ORDER:

Chairperson Amanda Wethington called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, September 8, 2020 at 7:00 p.m.

II. ROLL CALL:

Present: Mike Bigford, Zach Cook, Mary Davis, Gordon Oliver, Mark Sweppenheiser and Amanda Wethington. Carman Bean was absent. The record shows there is a quorum. Also present: Zoning Administrator and Recording Secretary, Timothy Kleinheksel and Township Supervisor, Bill Stanek.

III. CONFLICTS OF INTEREST:

Mrs. Wethington 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:

Mrs. Wethington asked the Commission members to review the minutes of the June 9, 2020 meeting. Mr. Cook made a motion to approve the June 9, 2020 minutes as submitted. Mr. Sweppenheiser supported the motion. There was no further discussion. The motion passed unanimously with six ayes.

V. NEW BUSINESS

Rieth-Riley Renewal of SUP18-003 Mining Permit – Chad Waldo of Rieth-Riley Construction and Gary Schenk, attorney for Rieth-Riley presented an update on the mining operation at 18220 Taft Road, Big Rapids, MI. The project is proceeding as planned with the following highlights: The entrance road is paved as well as the road to the nearby residence; the 10' berm and fences are installed around the perimeter of the property; a sign is erected with the rules of the pit; material being excavated is of good quality as expected; they are planning to move in a processor to the center of the property soon; excavating depth is 12-15' to water table only at this time. After discussion by Committee members, Mr. Cook made a motion to approve the renewal of SUP18-003 as submitted. Mrs. Davis supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote.

VI. PUBLIC HEARING-SUP20-002 HUNTEY CHILDCARE

Chairperson Amanda Wethington called the public hearing for Special Use Permit SUP20-002 to order at 7:19 P.M. – a request by Mrs. Christine Huntley to operate a childcare business from 14514 220th Avenue located in the Highway Interchange (HI) district. Parcel # 54 05 021 006 900. Mr. Kleinheksel read an email from Donald Walchiski of Quality Car & Truck Repair supporting the childcare business. There was no public comment. Mrs.

Wethington closed the public hearing at 7:22 p.m.

VII. SUP20-002 HUNTEY CHILDCARE

Mr. Kleinheksel presented the following conditions for discussion by Commission members in regards to SUP20-002 Huntey Childcare:

1. 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.
2. The special use shall not diminish the value of the land, buildings or structures in the neighborhood.
3. 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.
4. 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.
5. 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.
6. The Planning Commission 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.
7. 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 be inimical to the public health, safety and general welfare.

After discussion by the Planning Commission members, there were no issues or conflicts with any of the seven conditions that had not been previously addressed, however there were concerns of adequate safety of the children during outdoor activities.

Mr. Oliver made a motion to approve SUP20-002 as submitted with the stipulation that all outside recreation areas are to be fenced with a minimum four-foot-high chain-link fence professionally installed and that a copy of the approved Health Department permit is supplied to the Township office. Mr. Cook supported the motion. There was no further discussion. The motion passed unanimously with six ayes via roll call vote.

VIII. OTHER BUSINESS:

Mr. Kleinheksel presented a working copy of the update to the 2020 Master Plan stating the following anticipated timeline: Nov 2019 – Key person interviews; Dec 2019 – Issue identification workshops; Feb 2020 – Community survey; Mar 2020 Dave Bee announced he is not available to complete project; Sept 2020 – Presentation of working copy; Oct 2020 – Presentation of draft to Commission; Nov 2020 – Presentation of final draft to Board of Trustees; Dec 2020 – Final draft adapted; Spring 2021 – Census results; Summer 2021 – Amend Master Plan with updated data from 2020 Census.

IX. PUBLIC COMMENT:

There was no public comment.

X. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 7:57 p.m.

APPROVAL OF MINUTES:

Motion to approve the Planning Commission minutes of September 8, 2020 by: Mr. _____. Seconded by: Mr. _____. Roll call vote carried with _____ ayes.

_____,
Timothy Kleinheksel, Recording Secretary
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Date Approved