

# MINUTES BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, April 13, 2021 --- 7:00 p.m.

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

## I. CALL TO ORDER: 7:00 P.M.

Chairman Amanda Wethington called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, April 13, 2021 at 7:00 p.m.

## II. ROLL CALL:

Present: Carman Bean, Mary Davis, Gordon Oliver, Mark Sweppenheiser and Amanda Wethington. Mike Bigford and Zach Cook were 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 January 12, 2021 meeting. Mr. Bean made a motion to approve the January 12, 2021 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with five ayes.

## V. PUBLIC COMMENT:

There was no public comment.

## VI. NEW BUSINESS:

Mr. Kleinheksel presented the first draft of the Solar Energy Ordinance for review by the Planning Commission members. Mr. Bigford, absent, had sent an e-mail with comments regarding the Solar Ordinance: "In the Solar Energy Ordinance Section D, Small Freestanding less than 20kW I believe we should consider the following: Establish a range i.e. 5-8kW to 20kW; Establish a low end battery storage criteria, either in number of batteries or total number of stored AMP hours; Establish minimum inverter size. Identifying the true criteria of, 'small' will allow the township and county resources to appropriately focus their efforts on the systems that should be governed." Mr. Stanek agreed that the Small Freestanding range should be modified, but stated that a 5kW low end would be too high and suggested the range be changed to 350W-10kW and the Medium Freestanding range be changed to greater than 10kW. Mr. Sweppenheiser suggested that the verbiage on F.a. should read "allowed in the Industrial zone as a permitted use" as opposed to the current "allowed only in the Industrial zone." A few other minor corrections were pointed out by Commission members. Mr. Kleinheksel will update the Ordinance and present a final draft at the next regular meeting.

The 2022-2027 Capital Improvement Plan project requests were presented to the Commission members. Rankings were determined by criteria such as necessity, required by law, future cost reduction, implements Master Plan, satisfies community, economic development, and full cost identified. Commission members reviewed the CIP requests and agreed on rankings for each request and Mr. Kleinheksel will update the CIP spreadsheet to be presented at a public hearing at the next Planning Commission meeting.

Kevin Lamb of 13120 Northland Drive has submitted an application for a Planned Unit Development to allow for dividing landlocked lots that otherwise would not meet Township ordinances. The property is the NE 10.47 acres of 05-026-011-000 located in the Golfview Estates area. A survey of the proposed parcel splits was reviewed by the Commission members. After lengthy discussion, the vote was called for. Mr. Bean made a motion to approve the preliminary PUD application submitted by Mr. Lamb. The motion was supported by Mr. Sweppenheiser. The motion was denied by roll call vote with five nays. Mr. Kleinheksel will draft a denial letter to be sent to Mr. Lamb.

Mr. Stanek stated that we need to add the prohibition of Storage/Shipping Containers to our Township ordinances. A container was noticed at the McCardel Culligan property to the South of the Township office and Mr. Kleinheksel sent a letter requesting the status of said container. In a telephone conversation, McCardel indicated that the container was at that property when they moved in and was recently temporarily relocated for resurfacing of the parking lot. Currently our ordinances do not make mention of containers used for storage. Ordinance verbiage will be presented in the near future.

Mr. Stanek stated that we will be receiving an SUP to add a Biggby Coffee drive-thru facility at the Meijer's parking lot area. Details to come.

**VIII. ADJOURNMENT:**

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 8:56 p.m.