

## Planning Commission

### Preliminary Meeting Notes

05/03/2017

- Call to Order:** Tarkowski called meeting to order at 7:00
- Roll Call:** Mason, Pike, Johnson, Ostrander and Tarkowski.
- Approval of Agenda:** Mason made a motion to approve agenda with a second from Ostrander. Passed 5-0.
- Approval of Minutes:** Mason made a motion to approve April, 5<sup>th</sup>, 2017, Preliminary meeting minutes. Pike seconded motion. Passed 5-0.
- Public Comment:** Don Hopkins questioned about gravel being laid on Palmer. He said it was done to South but not the North. Johnson explained the TWP board made those decisions.
- Correspondence:** A.) **Zoning Administrator Report**

The concern/complaint at Flat River Trail is still be followed by the DEQ. ZA is currently working with the Assessor on land splits at 7165 Whites Bridge RD. Trash dumped on Dumon Rd has been picked up. Public Hearing set for tonight on Home based business, level II for 4936 Whites Bridge Rd. Public Public Hearing set for tonight for Special Use permit. Land Split application for 8062 Montcalm Ave is currently being worked on with the assessor. Permit issued for 10368 Ellis Rd for a single family dwelling. Public Hearing set for tonight for Special Use permit for Automotive Sales/Wrecker Service at 6870 Hawley Hwy. Permit issued for builder at 7200 Industrial Dr. for a storage building. Permit issued at 9175 Belding Rd for a storage building. Permit issued at 4150 Hawley Hwy for a new barn construction. Permit issued at 9701 Coyote Trail for a single family residence. Complaint issued on 8901 Ranney Rd that the owner was building a new residence on an unbuildable lot. The lot had been split and was grandfathered in and complaint closed. Permit issued for the Right Door for an

illuminated sign. Permit for demolition issued to Wayne Geiger for the address of 9680 Button rd. Permit issued to Jeremy Hopkins for demolition at 11220 Button rd for a small shed.

**B.) Board MTG Report**

Johnson reported no board meeting was held due to MTA Conference and schedule change of last meeting.

**C.) ZBA Report**

Mason reported they approved minutes and meeting for May was canceled.

**Public Hearing: Benton Rd – Special Use Permit for Single Family Dwelling**

Tarkowski opened the public hearing at 7:10. This Property was already an existing dwelling at one time. Property owners, Jessica and Steven Kurtz plan to use the existing well and septic. All set backs are met. No public comments. Closed Public Hearing at 7:15.

Mason made a motion to approve Special Use Permit, seconded by Ostrander. Passed 5-0.

**Whites Bridge – Level II Business Application**

Tarkowski opened the public hearing at 7:17. There are no changes from last months meeting. This application serves for all business services. Closed public hearing at 7:19.

Mason made a motion to approve Level II Business application, seconded by Johnson. Passed 5-0.

**N Hawley Special Land Use – Car Sales/Wrecker Service**

Tarkowski opened the public hearing at 7:24. This property is zoned commercial. Current building

owned by one person and car sales and wrecker service will be owned separately. Plan is to put gravel down and then pave. The planning commission had concerns about contaminates in the soil and it would be taken care of. Dennys disposal used to be at this location. The property currently has security lights and cameras. The planning commission asked how soon the business would up and running. They replied within 60 days. No impound vehicles would be there until fence was put up. Mason stated the business needs to meet directional and lighting and the sign ordinance. They plan to eventually accept repos after approved. Impound lot must have fencing and be 150 ft from residential zone to the south. Closed public hearing at 7:52.

Mason made a motion to approve the special use per 1.383 – B&F, seconded by Johnson with conditions that any additional directional lighting must be approved first, an annual review of contaminates needs to be done, fencing must be 150 ft from residential zone to the south, all set backs must be met and work with Roger on a new site plan with adjustments. Passed 5-0.

**New Business:        A.)    Cemetery**

The TWP Board asked for the planning commission to review and approve the site plan for the proposed road for the Otisco Cemetery. Laura Staats provided a clear site plan for review and assured there were no graves located where road would put in. The future plan was always to put the road in this location. Don Hopkins was present on behalf of the property to west of the cemetery. He stated the property owner would like to see the fence put up before construction begins. They do not want heavy equipment on that property while road is being constructed.

Mason made a motion to approve site plan and was seconded by Tarkowski. Passed 5-0.

**Unfinished Business:        A.)    Applications for Special Land Use**

Roger presented us with a new packet of info listing requirements for special land use applications and its criteria. The planning commission agreed it would be useful and mason suggested to state in it as a reminder to new people moving in the area that they are moving into an agricultural area and there will be smells and noises from farming.

**B.) Home Based Business Ordinance**

This was tabled for next meeting

**Closing Comments:** Solar energy maybe coming our way soon.

**Adjourn:** Mason made a moved to adjourn with a second from Pike. Passed 5-0. Meeting closed at 8:42.