

WRIGHT TOWNSHIP PLANNING COMMISSION MINUTES

JANUARY 19, 2015

1. Call to order: Chairman Dausman called the meeting to order at 7:30 PM, and opened the meeting with the Pledge of Allegiance and a prayer. Commissioners present; Rich Dausman, Dan VanDyke, Denise Ruwersma, Steve Gray and Gary Karr. Also present was Greg Ransford, the Wright Township Planner.

2. No parking in marked fire spaces was announced.

3. Additions to the agenda: One addition made for election of officers. It is now number four (4) on the agenda.

4. Election of officers: Commissioner Karr moved to nominate Richard Dausman for Chair, Commissioner VanDyke supported. Motion carried, Richard Dausman is elected Chair. Commissioner VanDyke moved to nominate Steve Gray for Vice Chair, Commissioner Ruwersma supported. Commissioner Gray moved to nominate Dan VanDyke for Vice Chair, Commissioner Karr supported. Steve Gray (4) ayes, (1) nay, and Dan VanDyke (1) aye, and (4) nay. Motion carried and Steve Gray is elected Vice Chair. Commissioner VanDyke nominated Gary Karr for Secretary, Commissioner Ruwersma supported. Motion carried, Gary Karr is Secretary.

5. Approval of November 17, 2014 minutes: Commissioner Ruwersma moved and Commissioner Gray supported to approve the minutes with the condition that the agenda shows the correct date. Motion Carried.

6. Public Comments for Items not on the Agenda: None

7. Review of Best Drug Site Plan. Public present at the meeting:

Name:	Address:	
Crystal Morgan	15 Ionia SW Grand Rapids MI	Township legal counsel
Mike Gavin	0-1451 Leonard St. NW Grand Rapids, MI	Wright Tallmadge Fire DP
Phillip Slot	77 Monroe Grand Rapids MI	Slot Law Group
Mark Kreter	One West MI Battle Creek MI	Kreis Enderle
Amber Howe	300 Care Center Manistee MI	Best Drug
Mike Toth	One West MI Battle Creek MI	Kreis Enderle
Mark Adams	648 Monroe Grand Rapids MI	C2AE

Commissioner Vandyke asked to be excused because of a conflict of interest as he makes wages providing landscape work for the applicant. Karr did not think he needed to do so. Crystal

Morgan (TWP legal counsel) advised that given the nature of tonight's review she doesn't think that his relationship with Best Drug would rise to the level of conflict of interest.

The Commission agreed to use the 19 bullet points listed on the last page of the Planners Memorandum for points of consideration. They are listed in no particular order.

- 1. Greenbelt along the north property line of the main parcel:
- 2. Greenbelt or no-cut area along the south property line of the southern parcel:
- 3. 1804b4 – Building setback distances within 100 feet of the site: Waved
- 4. 1804b11 – Type, size/height of the fence (proposed on the north property line): Eight (8) feet.
- 5. 1804b13 – Dumpster enclosure details (i.e. size, height and type of material):
- 6. 1804b14 – Location of additional ADA (American Disability Act) space, as required by the Consent Judgment.
- 7. 1804b15 – Areas of illumination and type of light fixtures for the exterior lighting locations.
- 8. Greenbelts along the northwest, north, northeast and southwest property lines.
- 9. Front Yard Landscaping minimums on the main property.
- 10. Front Yard Landscaping on the southern property.
- 11. Front Yard Landscaping Canopy Trees.
- 12. Parking Lot Canopy Trees.
- 13. Parking Lot Curbed Landscape Islands.
- 14. Parking lot Lighting Height in the northernmost parking lot.
- 15. Parking Lot Greenbelts.
- 16. Northernmost driveway location.
- 17. Delineate parking areas for staff and visitors.
- 18. Review by the Ottawa County Water Resources Commissioner. Wave.
- 19. Review by the Township Fire Chief.

After discussion, Commissioner VanDyke stated that in reviewing the bullet points above, it was found that the Standards in section 1806 were met or found to be not applicable by the listed conditions.

Commissioner Karr moved to approve the final site plan for Best Drug with the conditions and additions that follow:

1. An eight (8) foot tall privacy fence, constructed of wood or vinyl, or a combination of the two, is to be installed along the northwest property line of parcel A. Beginning at a point fifty (50) feet from the center line of 16th Avenue, continuing northeast to the intersection of the northwest line and the north property lines. Then continuing east

along the north property line of parcel A, to the intersection of the north property line of parcel B. Then continuing east along the north property line of parcel B. Terminating at the San Creek Overlay District Boundary. This shall be accomplished with minimal disturbance to existing trees and shrubs as possible.

2. There shall be no cutting of the live trees from the woods in the wetlands area at the southern end of the properties.
3. Labeling of setback distances to buildings on neighboring sites will not be required.
4. The existing dumpster enclosure shall be maintained at a height of at least six (6) feet. Any expansion to accommodate additional dumpsters at this location shall be shielded in an identical manner.
5. The light pole in the north parking lot shall be lowered to twenty three (23) feet maximum. The light shall not illuminate any neighboring property.
6. Noting that, while blue spruces are not canopy trees, the front yard landscaping shown on the site plan is acceptable.
7. As no additions, or altering of the parking areas are planned, no additional parking lot canopy trees or curbed landscaping islands are required.
8. All driveway entrances to the parking lots shall be labeled with signage to differentiate them, and to identify which entrances are for visitors, staff and ambulances.
9. Building entrances adjacent to parking areas shall be labeled as to their purpose.
10. The sign at the southernmost corner of the building shall be removed.
11. Two "Knox" Boxes for fire department access shall be installed at locations determined by the Fire Chief.
12. The FDC (Fire Department Connection) on the south side of the building shall be kept accessible from snow and debris at all times.

13. The Consent Judgment of the 20th circuit court for Ottawa County, dated November 26, 2014, Shall be part of the conditions. (It was mentioned that in the consent agreement Best Drug is to meet with the Township Board once every quarter year.)
Commissioner VanDyke supported. Motion Carried.

8. Continued Discussion on the Five Year Master Plan Review: Commissioner Gray moved to table the plan review until further notice because of the late hour, Commissioner VanDyke supported. Motion carried.

9. Commission Member Concerns. Commissioner Dausman made mention of the advertisement handout for training in the Zoning Board field, and the Planning Commission field.

10. WTB COMMUNICATION (GARY KARR): None.

11. Commissioner Gray moved for adjournment at 10:00pm. Commissioner Ruwersma supported. Motion carried.

Respectfully submitted by,
Theresa Frank
TWP Clerk and PC Recording Secretary