

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

APRIL 20th, 2015, 7:30 PM

1. Meeting was called to order at 7:30 pm by Commissioner Dausman, with the Pledge of Allegiance, and a Prayer. Commissioners present at the meeting; Rich Dausman, Denise Ruwersma, Steve Gray, and Gary Karr. Also present were Greg Ransford, the Wright Township Planner and Clerk Theresa Frank as meeting recorder. Absent; Dan VanDyke.
2. No parking in marked fire spaces was announced.
3. No additions were made to the agenda.
4. Commissioner Ruwersma made a motion, and Commissioner Karr supported the approval of the minutes from the March 11th, 2015, Planning Commission Meeting as written. Motion carried.
5. No public comments for items not on the agenda.
6. Site plan review for Schneider Tire's expansion was reviewed. Commissioner Karr made a motion, and Commission Gray supported approval of the site plan with the following items as part of the site plan;
 - 1 – Parcel one and parcel two will be combined into one parcel.
 - 2- The landscaping on the front yard between the new building and Franklin Street shall have at least 5 trees, either existing, or new, or combination of the two. At least two shall be evergreens and at least three shall be deciduous.
 - 3-The materials and dimensions describing the façade facing Franklin Street must be included. The facade is to be essentially the same as the next existing building to the west.
 - 4-The setback dimensions need to be printed on the site map.Motion carried.
7. Public meeting regarding Gull Lake Marine's Special Land Use opened at 8:30 pm.
Public at the meeting;
Dale Peck
Bonnie Peck
Brock Dinnings
Bill Tyson
Mac Waldorf
Kevin Miller
Jason lowing
Dennis Buist
Zach Voogt
Tim Stroven

Jeff Helms

Commissioner Dausman let the public know that Gull Lake Marine was present to get an approval for a Special Land Use, Site Plan review, a Rezone, application, and some variances. Mr. Kevin Miller, General Manager for Gull Lake Marine addressed the public by introducing himself and developer Mac Waldorf, and explained what Gull Lake Marine is about. Gull Lake Marina has been in business for One Hundred and Four (104) years, and they are one of Michigan's largest high end boat and boat product accessory retailers. They offer sales, service, and accessories, and would be adding about ten jobs at this location. Gull Lake has entered a purchase agreement with the property owner pending approval of the township. . He also shared some of the challenges they see developing the site for their use. They are currently working with other governmental groups.

Resident Bonnie Peck, property owner to the north, asked 1) about the wet lands, and the flooding going into her basement from storm run-off. She also questioned drain run off down into the creek. 3) The stored underground gas tanks. 4) And she wanted to know what effect the new occupancy would do to their taxes.

Tim Stroven, who owns the farm property to the north asked, 1) if there would be other products, like ATVs or four wheelers. 2) If there were plans for water and sewer. He commented that he would be happy for Gull Lake to take over the property in question.

Dale Peck has lived next to the property in question for Forty Two years. He is also glad Gull Lake is interested in the property. He mentioned that there is a problem with water run-off, saying the road commission is questioning some problems with an 8' culvert on the property. Commissioner Dausman closed the public meeting at 8:38 PM.

Commissioner Dausman answered some of the questions the public had regarding the water and gas tanks. He let them know the Ottawa Water Resource Commission would have to get involved. Commissioner Gray commented that the DEQ would have to get involved with the gas tank question.

Property Developer, Mac Waldorf, addressed the public with more answers to their questions. Regarding the question about water and sewer there will be no changes. The gas tanks will need to be pulled with surrounding soil, and replaced with clean soil, before the sale is finalized. Independent testing shows there has been no contaminated seepage from the tanks into the well water.

Per Township Planner Greg Ransford, the new company moving into this property would have no effect on the neighbor's taxes.

Mr. Miller commented that possibly they would have other products like jet skis, four wheelers, and ATVs.

After some discussion Commissioner Karr made a motion to approve the Special Land Use Application for all three parcels, if and when parcel 70.06.30.100.016 is rezoned Community Commercial, Commissioner Ruwersma supported. Motion carried.

Regarding the site plan approval for Gull Lake Marine, Ruwersma made a motion to approve with the following conditions;

1. The special land use shall apply to all commercially zoned parcels including the industrially zoned parcel if and when it is rezoned to commercial.
2. The proposed gravel surface for the display area is acceptable. The area west of the west security fence is to be asphalt.
3. A "Knox-Box" will be located on the outside of the building in a location agreeable with the fire chief.
4. The access lane between parking spaces on the south site of the building shall be at least 26 feet wide.
5. Gates for vehicles traffic in the security fence shall be a least 12 feet wide.
6. A temporary boat sales trailer and sales tent may be placed on site during construction, but shall not remain on site more than 180 days from initial placement.

Karr supported this motion. Motion carried.

The Commission feels Gull Lake Marine meets all the General Standards of Sec.1902; a) through g). Therefore Commissioner Gray made a motion stating the Standards were met, Karr supported. Motion Carried.

8. Commissioner Dausman opened the Public Hearing requested by Gull Lake Marina, for a rezone of parcel 70.06.30.100.016, from Industrial to Community Commercial at 10:08pm. Commissioner Dausman told the public the re-zone fits well with the townships master plan. Mr. Tim Strolyn commented that he did not object to the re-zone. Commissioner Dausman closed the Public Hearing at 10:09pm. Karr made a motion recommend to the township board approval of the rezone of parcel 70.06.30.100.016, from Industrial to Community Commercial, Commissioner Gray supported. Motion Carried.
9. Gray made a motion and Ruwersma supported to table the Five Year Master Review. Motion carried.
10. No commissioner member concerns.
11. No Wright Township Board communications.
12. Commissioner Ruwersma moved to adjourn the meeting at 10:18pm, Commissioner Gray supported. Motion carried.

Respectfully Submitted by;
Theresa Frank Wright Township Clerk