

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES

MAY 15, 2017, 7:30 P.M.

1. The meeting was called to order by Chairman Rich Dausman at 7:30 p.m. with the Pledge of Allegiance and a Prayer. Commissioners present: Rich Dausman, Steve Gray, Gary Karr and Dan VanDyke. Also present were Wright Township Planner Brian Werschem and Clerk Maureen Carmody as Recording Secretary. Public present: Scott Wenell from Marne Industrial Buildings, 975 Comstock St., Marne MI 49435 and Joe Kluting, 3011 Arthur St., Coopersville MI 49404. No parking in the reserved fire spaces was announced.
2. There were no additions to the agenda.
3. A motion was made by Gray and supported by VanDyke to approve the minutes of the March 13, 2017 Planning Commission meeting as written. Motion carried.
4. During Public Comments, Scott Wenell, representing Marne Industrial Buildings, addressed the Commissioners to solicit an opinion regarding the possibility of constructing a store and lock facility on a parcel located on the north side of Comstock Street just west of 8th Avenue. The project would require a change from the current AG zoning to Commercial. The property is indicated as Rural AG for future use in the Master plan. After discussion, the Commission determined that they would be willing to consider the request at a later meeting.
5. There was a review of the site plan application for Homestead Timbers, parcel number 70-06-35-175-027, located at 1506 Comstock Street, Marne MI 49435. The site plan presented by the applicant, Joe Kluting, is for a structure to replace the structure destroyed by fire. Mr. Kluting is seeking to replace the destroyed building with one of similar size and construction, but in a slightly modified location on the site. As Mr. Kluting wishes to change the location of the structure, a site plan review by the Planning Commission was required. Planner Werschem felt the information provided in the application was sufficient for this parcel despite the lack of sealed drawings. The applicant could rebuild the structure on the original footprint without approval of the Planning Commission, and the proposed site plan meets all ordinance requirements for setbacks and will be identical in construction to the existing structure. Planner Werschem did note, however, that the dimensions of the existing buildings and elevations of the proposed structure were not provided in the site plan. Upon questioning, Mr. Kluting informed the Commissioners that the replacement structure would be slightly smaller than the original structure. VanDyke also questioned the applicant as to the discrepancies between renderings submitted with the site plan and the proposed dimensions of the replacement structure. After further discussion, a motion was made by Karr and supported by VanDyke to approve the new building to be moved to the new location shown on the site plan, with the exterior finish to match that of the adjoining building, and sealed drawings to be obtained and filed with the Planning Commission. Motion carried.
6. There was a review of the site plan application for Homestead Timbers, parcel number 70-06-35-100-027, located at 14840 16th Ave. The site plan application presented by the applicant, Joe Kluting, is for a 20' X 200', 4,000 square foot, three-sided structure to provide additional cold storage to the fully enclosed cold storage

structure currently on the property. The applicant had previously been granted a variance in 2016 by the Zoning Board of Appeals (ZBA) for a 10' X 180' three-sided storage shed to be placed with a zero yard setback along the northern property line. Planner Werschem informed the Commissioners that twenty feet of the proposed structure would be beyond the zero yard setback approved by the ZBA, and that approval of the five-foot setback for the entire length of the proposed structure should be contingent upon either a ZBA amendment to the variance or a determination by the Township attorney that the original variance is sufficient. If the applicant chooses to reduce the size of the proposed structure to 180 feet, the discrepancy with the variance granted by the ZBA would be resolved. Discussion was held regarding issues of accessibility for large vehicles, the screening and location of the dumpster, screening of the loading/unloading areas, and the significant discrepancy in sizes between the structure approved by the ZBA and the proposed size on the site plan presented to the Planning Commission. The applicant informed the Commissioners that the new structure would be similar in construction and materials to the existing structure, but no elevations or description were included in the site plan application. The Commission confirmed with Mr. Kluting that there would be no water or sewer on the site. A motion was made by Karr and supported by VanDyke to approve a 20' X 180' structure for the location approved by the ZBA and with a six-foot tall privacy fence required at the time of construction. After subsequent discussion, the Commission determined that the applicant needs to provide a description and dimensions of the proposed structure before the site plan could receive any further consideration by the Commission, and Mr. Kluting was informed that it is not the responsibility of the Planning Commission to create his site plan. A voice vote was taken on the motion made by Karr. Motion failed. Through extensive discussion, the Commission determined that there were too many deficiencies in the site plan presented by Mr. Kluting for this parcel, and that there would not be further consideration of the site plan by the Planning Commission at this time. A motion was made by Karr and supported by VanDyke to table the site plan review until Mr. Kluting returns with a properly submitted site plan with sealed drawings. Motion carried.

7. Under Commission member concerns, a copy of the Coopersville update Master plan was submitted for any review or comments. Dausman expressed his concern regarding insufficient or incomplete applications being presented to the Planning Commission. Planner Werschem was informed that the Planning Commission would no longer put on the agenda any application that is not complete. All applications must comply with all ordinance requirements.
8. There were no Wright Township Board communications.
9. A motion was made by Gray and supported by VanDyke to adjourn the meeting at 10:10 p.m.

Respectfully submitted by,

Maureen Carmody
Recording Secretary