

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MAY 18TH, 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, Gary Karr, and Dan VanDyke. Also present were Greg Ransford, the Wright Township Planner, Mike Gavin, W.T.F.D. Fire Chief, and Clerk Theresa Frank as meeting recorder.
2. No parking in marked fire spaces was announced.
3. Additions were made to the agenda; the numbers on the original agenda were re-arranged. Please see attached adjusted agenda.
4. No public comments for items not on the agenda

5. Public Hearing for Special Use Permit, and Site Plan Applications for parcel 70-06-35-300-012 (1254 Franklin) from owner Dave Zolinski. The Special use is for Vehicle Body Repair and Painting, and construction of an additional building.

Opened Public Hearing at 7:37PM

There were no public comments

Public Hearing was closed at 7:38PM

At the request of Chairman Dausman, the Commission referred to the memorandum from Township Planner Greg Ransford dated April 30, 2015. After review and discussion, Commissioner Karr moved to approve the Special Use with the following conditions:

1. Due to the topography and existing vegetation, additional screening for the west property line has been waived. The existing screening is sufficient at this time.
2. Paving of the entire parking area has been waived as long as the existing gravel is maintained.
3. No additional front yard landscaping along Franklin Ave. is required. However, the existing must be maintained.
4. No parking lot landscaping shall be required.
5. Building façade is approved as shown on elevation plan dated 4/8/15.
6. Proposed lighting is sufficient.

Commissioner Gray supported. Motion carried.

A motion was made by Chairman Dausman, stating that all the General Standards for approval in The Special Use Ordinance, Sec. 1806, have all been met. Commissioner Ruwersma supported and motion was carried.

Commissioner Gray moved to approve the site plan with the following conditions;

1. The site plan design must be approved by the Township subject to any DEQ or OCWRC requirements.
2. The existing and the new building, must meet current fire codes. (The 2012 International Fire Code).
3. Truck parking must be a single row of vehicles from south property line to north end of the new building. It must have a minimum of 50 feet between the parking row and the new building, and must be identified on the site plan.

Commissioner VanDyke supported this move and the motion carried.

Mr. Zolinski was advised to confer with Doug Hopkins of Imperial Municipal services (IMS), to satisfy condition number two (2).

6. WTB Communication; Commissioner Karr asked the Commissioners for their opinion regarding simplifying or resending the Wright Township Sign Ordinance. Commissioner Karr was asked why the board was asking. He replied that there was a feeling that the ordinance is complicated and causes more problems than expected. The Commissioners replied that they do not want to see the ordinance rescinded, but would be willing to work on simplifying it if requested by the Township Board.
7. Commissioner Ruwersma motioned to approve the minutes from April 20th, 2015, with the condition that the name Stroven be corrected under number seven (7). Commissioner Gray supported and the motion carried.
8. Township Planner (Greg Ransford), let the Commission know that the Township Supervisor (Josh Westgate), would like the Commission to take a look at the Special Use Ordinance, Section 1801a. This states that a person has to come to the Planning Commission for any new use of the already approved building usage. It was suggested that this be taken care of by administrators rather than them having the person come to another Planning Commission meeting. After some discussion the Commissioners decided to take another look at the ordinance. Greg will prepare a draft amendment change for the commissioners.
9. Commissioner Ruwersma moved to delay the work on the Five Year Master Plan Review until the next meeting. Commissioner Gray supported and the motion carried.
10. Commissioner VanDyke had some question regarding an advertisement he saw for a flea market At Priced Right Auto on Franklin. He felt it wasn't something the township would not want getting out of hand in this small of a community. The Commissioners thought this was a Supervisor issue, Commissioner Karr will speak to the Supervisor regarding this subject. Also there was some question as to the site plan conditions being met by Priced Right Auto. This too was considered to be a Supervisor issue.
11. Commissioner VanDyke moved to adjourn the meeting at 10:15PM. Commissioner Ruwersma supported this move and the motion carried.

Respectfully Submitted by;

Theresa Frank Wright Township Clerk, working as Planning Commission Recorder