

WRIGHT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

06/16/2014

1. Meeting called to order by Commissioner Dan VanDyke at 7:35pm. Commissioners present: Dan VanDyke, Denise Ruwersma, Steve Gray, and Gary Karr. Also present Township Planner Greg Ransford, and recording secretary Theresa Frank. Absent: Commissioner Rich Dausman.
2. No parking in the fire spaces was announced.
3. No additions to this Agenda.
4. Commissioner Ruwersma moved to approve the minutes from May 19, 2014, and Commissioner Gray supported. Motion carried.
5. No comments for items not on the Agenda.

6. Public Hearing requested by Summit Landscape to consider approval of Site Plan, and Special Use Permit Application, for in/outside storage of landscape products and signage.

Hearing opened by Commissioner VanDyke at 7:40 PM. Present at the public hearing were Rob Lammer with Exxel Engineering, Ken Bogard with Summit Landscape management, and Bill VanderVelde owner of Summit Landscape Management, Inc. Also Fire Chief Mike Gavin arrived to the meeting. No members of the public were present.

The meeting began by Commissioner VanDyke asking Summit to present the reasons for their request.

Rob Lammer from Exxel Engineering, Inc. introduced himself, and let the Commissioners know the reason they were here was because Summit Landscape property is zoned industrial, and the landscaping use requires a special use permit.

Mr. Lammer started with the letter from Wight Township Planner Greg Ransford (see attached). The letter from the planner and all the points in it were reviewed with the Commissioners. Public Hearing closed at 8:40

After all was reviewed and discussed. It was found that all GENERAL STANDARDS Se3c.1902 had been satisfied with the exception of (A). (A) Says that the special land use shall be established, laid out and operated so as not to have a substantial adverse effect upon adjoining or nearby lands or any of the uses thereof. The debris pile in the Southwest corner of the site does not meet Sec.1205(a). The applicant agreed to block the pile from view until it can be relocated.

Commissioner Ruwersma moved to approve the Special Land Use permit with the following conditions:

1. Regarding standard (A): The debris on the site must be removed and stored by April 1st, 2015 allowing Applicant to meet DEQ requirements for access to rear of property for yard debris short term storage. *See point 5 below.*
2. The township has waves the paving requirements and is requiring crushed concrete which
 - a. needs to be maintained and be acceptable by the township engineer. To be completed by September 1st, 2014.
3. The township waves the west property greenbelt requirements but requires the applicant maintain it as it is now. This requirement also includes the front of the property along Comstock Street.
4. The township waves the building façade requirements for building (B) with the condition that it be reconditioned and repainted with a weather resistant coating. To be completed by September 1st, 2014.
5. The township requires that some kind of privacy fence covering be put up, from the south west corner of the west building (I) to the west gate on the south fence. To be completed by September 1st, 2014.
6. The township has no requirements regarding the expansion of the detention pond on the property or the bridge crossing its discharge stream except as required by the DEQ or Ottawa County Water Resource. The township is to receive a copy of the DEQ application.

Commissioner Gray supported the motion. The motion carried.

7. Five Year Master Plan Review. Commissioner Karr moved to table the continued discussion do to the time. Commissioner Gray supported. Motion carried.

8. No Commission Member Concerns.

9. Wright Township Board Communication. Commissioner VanDyke asked what the status was on the Sand Creek project. Commissioner Karr stated that we have not received any more information on the project at this time.

10. Commissioner Ruwersma moved to adjourn the meeting at 9:40PM. . Commissioner Gray supported. Motion carried.

Respectfully submitted by

Theresa Frank Wright Township Clerk and Planning Commission Recorder