

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
JULY 20TH, 2015, 7:30PM

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, Steve Gray, Gary Karr, and Dan VanDyke. Also present were Greg Ransford, the Wright Township Planner, and Clerk Theresa Frank as meeting recorder. Commissioner Ruwersma was absent.
2. No parking in marked fire spaces was announced.
3. Addition was made to the agenda; Commissioner Karr moved and Commissioner Dausman supported to move number 7 to later in the meeting, and adding in a review of Sec. 1801, and Chapter 19 of the Master Review.
4. Commissioner VanDyke moved to approve the Planning Commission Meeting minutes for June 15th, 2015, as written. Commissioner Karr supported. Motion Carried.
5. Under public comments Holly Stuyfzand, let the Commission know that if she was unable to answer their questions that she could Call John Stuyfzand, to get the answers.
6. Public hearing requesting the Commission to consider approval of an application for an amendment to the current Special Land Use application, and an approval of a Site Plan application. The requester is John Stuyfzand, of Priced Right Auto, at 1441 Franklin, Marne, MI. 49435. He wants to build another building for storage and a photo booth.

The Public Hearing was opened by Commissioner Dausman at 8:18 pm. After no comments from the public the Public Hearing was closed at 8:19pm.

One person was present at the Public Meeting; Holly Stuyfzand.

Further discussion on the applicants Special Land Use Amendment and the Site Plan, followed the Public Hearing. Commissioner Dausman started the discussion with points from the Township Planner's memo regarding this matter.

- Size of landscaping
- Building façade
- Comments from the Township Fire Chief
- The content of the review letter from the Township Engineer.

Also questions presented to Commissioner Dausman from absent Commissioner Ruwersma, were presented to the Commission.

1. Q: Price Right Auto has had flea markets in the past. Is this something that will continue?
A: Per Holly Stuyfzand, they have the flea market once a year on the anniversary of their business opening, and will continue to do so.
2. Q: Do all the cars parked in the area belong to Price Right Auto?
A: Per Holly Stuyfzand, the autos in the area are sometimes ones from the auction houses, and some are customers.

Commissioner Karr motioned to approve the application for the amendment to Price Right Auto's current Special Land Use. Commissioner VanDyke supported and motion carried.

Commissioner Karr motioned to approve the applicants Site Plan with the following conditions:

1. The applicant needs to add the description of trees and bushes to the landscape legend on the Site Plan, and they must be consistent with what the township ordinance requires.
2. Façade on the north, east, and south sides of the new building are to be identical to the façade on the existing building.
3. Applicant needs to maintain the required clearance for the emergency equipment described in the letter dated July 20th, 2015, from Fire Chief Gavin to the Wright Township City Planner.
4. Approval is conditioned on satisfying the content of the review letter from the Township Engineers dated July 6th, 2015, to the Township Supervisor.

Commissioner Gray supported, and motion carried.

7. Regarding revisions to Zoning Ordinance section 1801, site plan review required. At the June 15th, 2015, meeting a request was made to the Township Planner to revise it to include the Supervisor as part of the staff review subsection. Upon discussion it was decided to re-word the section again having the Zoning Administrator as part of the staff review subsection. The Township Planner was asked to reword the section another time and bring it to the next meeting. The Commission would like to review it again before presenting it to a Public Hearing.
Commissioners decided to continue to work through chapter 19 of the Special Land Use ordinance at another meeting.
8. Continued discussion on the Five (5) Year Master Plan Review was tabled until the next Planning Commission Meeting.
9. Under commission member concerns, Commissioner Vandyke let the board know that he has a concern for the safety of a group of people walking on 16th Ave. around the curve near Serenity. With no sidewalks a group of walkers that size could be a safety hazard to themselves and to drivers on the road.
Also at this point in the meeting Commissioner Vandyke relayed to the board that Serenity is under new management.
10. Regarding Communication with the Wright Township Board, it was learned that the Lantern Fest the Berlin Raceway had scheduled has been cancelled.
11. Commissioner VanDyke moved to adjourn the meeting at 9:30pm. Commissioner Gray supported and motion was carried.

Respectfully Submitted by;

Theresa Frank Wright Township Clerk, working as Planning Commission Recorder