

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

OCTOBER 17, 2016, 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, Gary Karr, Steve Gray, and Dan VanDyke. Also present were Greg Ransford, the Wright Township Planner, and Clerk Theresa Frank as meeting recorder. Public present at the meeting; Mac Warsorf, Kelli VandeBiezeh, Harry Bartz, Steve VanTimmeren, Todd, and Belinda Wolf, Jim Uzarski, Dustin Holzuurth, Matt Heath, Dale Peck, Tim ., Mark McDowell, Phillip Slot, Jessica Schipper, and Crystal Morgan.
2. No parking in marked fire spaces was announced.
3. No changes were made in the agenda.
4. Commissioner VanDyke moved, and Commissioner Karr supported the approval of the September 19, 2016 minutes as written. Motion carried with unanimous vote.
5. No public comments for items not on the agenda.
6. A Special Use Amendment application approval was requested by Gull Lake Marine Center, Inc. for property located at 15704 – 48th Avenue, parcel number 70-06-30-100-020, to amend their previously approved special use permit that authorizes them to operate an Open Air Business selling boats, and related equipment located in the Community Commercial Zoning District. An Amendment to the Special Land Use is needed so the Company can construct an outdoor winter boat storage. Mac Warsorf, speaking for Gull Lake, introduced himself and explained the request for approval. The Open Public Hearing opened at 7:39pm. Dale Peck let the Commission know that he was very happy with the Company so far, and had no problem with them building an outside storage building. Also Tim S. voiced that he saw no problem with the addition of another building for outside boat storage. Commission Dausman asked for anymore comments, hearing none the meeting was closed at 7:41pm. The application has been reviewed and found completed, and Sections of the Ordinance, 1806, and 1902 standards have all been met. At this time Commissioner Karr motioned to approve the amendment to the Special Land Use request. Commissioner Gray supported, and motion carried with unanimous vote.
7. An amendment to a Special Land Use Application was requested from Serenity Rehab (also known as Best Drug Rehabilitation Holdings, Inc.) located at 15140 – 16th Avenue, parcel number 70-06-35-100-037, and 70-06-35-100-038. The Company sought an amendment to its existing special land use approval and previously approved Site Plan by proposing two (2) dumpster enclosures, one (1) pavilion, one (1) maintenance/storage building, and one (1) classroom building. In August of 2015, the Planning Commission approved the dumpster enclosures, two

pavilions, and the maintenance/storage building. Since that approval the applicant did not seek building permits within the time limitations provided by the Wright Township Zoning Ordinance. As a result, those approvals expired, and require preapproval prior to construction.

Phillip Slot, legal counsel for the Company, introduced himself and explained their request.

Before the public hearing Commissioner Dausman read the following statement into the record: The Wright Township Planning Commission did not, and never has, voted to grant a special use permit to Best Drug Rehabilitation, Inc. The Wright Township Board consented to recognize a special use for the property as a result of a Consent Agreement judgment delivered/issued by the 20th Circuit Court of Ottawa County. It is under the authority of that judgment that the Planning Commission is reviewing site plans for the property in question.

At this time Commissioner Dausman opened the Public Hearing at 8:10pm. The Public was asked for any comments. They are as follows:

Jim Uzarski commented that there were people from the facility in his woods behind his house partying and they were very loud. He found one of the facility worker's name badge, leading him to believe the workers partied with the patients. At this time Commissioner Karr shared information that came from the last Board meeting. Best Drug is setting a policy to stop all loud music on Sunday nights by 8:00pm. Mr. Uzarski also reported that he had a bike missing from his yard.

Belinda Wolf commented that the noise level was way too loud on every Sunday night. She also said that the shuttle used by Best Drug would bring patients to the gas station, and drop them off. The patients would get lost finding their way back, and be walking through residents' yards all the time. She inquired about the wall (fence) that was promised. Commissioner Dausman asked what the loud noises were. Mrs. Wolf replied, DJs, and music, coming from the rehab center.

Dustin Holesworth commented that he too was very tired of the loud noise levels. He also reported that some of the patients came into his yard and stole firewood from his wood pile to use for their bonfires. Mr. Holesworth also wanted to know when the fence promised was going to be done. He let the Commissioners know he has been lenient up until now, but has had enough, he wants the fence completed.

Attorney for Best Drug, Phillip Slot, wanted all present to know that he is willing to bring these complaints to his clients, and make sure something is done.

Matt Heath commented that he has called the Township Supervisor to complain, and he was advised to report it to the non-emergency Police number so it would be on record that he was having problems with Best Drug. Mr. Heath did call the non-emergency number a few times so that it would be on record. Mr. Heath reported that he was a witness to a taxi dropping patients off at 16th Avenue, and Garfield St., instead of the facility. Matt also asked to see the site plan. At this time Commissioner Dausman asked if there were any more questions, hearing none he closed the Public Hearing at 8:34pm. After the closing of the hearing Phillip Slot asked the public for their names and complaints, and assured them he would be sure to look into all of

them, and try to get answers for them. He also suggested that he may be able to get a meeting with the supervisor of Serenity Rehab, and get thing taken care of.

At this time the Commissioners discussed the site plans, and conditions if the application was approved.

Commissioner Karr made a motion to approve the special land use amendment and site plan, finding that the standards in Sections 1806 and 1902 of the Zoning Ordinance were met, with and subject to the following conditions:

1. The privacy fence is to extend from the current ending, continuing south to a point 50' from the center line of 16th Avenue, south of the facility. The fence shall be between the tree line and the buildings as much as practical. Tree removal to construct the fence is allowed as necessary so as to insure that no trees are close enough to the fence to facilitate scaling the fence from the inside. The fence shall be the same type, and height as current fencing. The fence must be completed by May 31, 2017, or prior to the issuance of any Occupancy Permit for the property, whichever is sooner.
2. Applicant needs to establish a no smoking buffer zone from any part of the fence that adjoins existing dwellings to a distance of 50' from the fence to address the secondary effects of group gatherings, such as noise, smoke, and disturbances to neighbors. The applicant shall clearly identify the buffer zone with signage.
3. Fire Department access to the structures must be approved by the Fire Chief.
4. Exterior façade needs to be consistent with the color and appearance of the other buildings.
5. All previous conditions remain in effect to the extent they do not conflict with this approval.
6. No Occupancy Permit will be issued until all conditions are met.
7. Site Plan shall indicate location, as well as properly identifying, the well, the fire suppression tank, and the fire access as determined by the Fire Chief.
8. There shall be no amplified outdoor sounds between the hours of 11:00pm and 7:00am, Fridays and Saturdays, and between the hours of 9:00pm, and 7:00am, Sunday through Thursday.

Commissioner Vandyke supported. Motion was carried by unanimous vote.

8. Commissioner Karr motioned to table the discussion of the Five (5) Year Master Plan Review. Commissioner Gray supported. The motion carried by unanimous vote.
9. Under Commission Member Concerns, there was discussion about the timing of deadlines concerning when complete applications get to the Commissioners.
10. There were no Wright Township Communications at this meeting.
11. Commissioner VanDyke motioned to adjourn the meeting at 11:00pm, and Commissioner Gray supported.

Respectfully submitted by,
Theresa Frank Township Clerk and Planning Commission meeting recorder