

WRIGHT TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES  
APRIL 16, 2018, 7:30 P.M.

1. The meeting was called to order at 7:30 p.m. by Chairman Dausman with the Pledge of Allegiance and a prayer. Commission members present: Rich Dausman, Gary Karr, Dan VanDyke and Steve Van Timmeren. Absent: Steve Gray. Also present were Township Planner Brian Werschem and Clerk Maureen Carmody as Recording Secretary.
2. No parking in the reserved fire spaces was announced.
3. Township Planner update was added to the agenda as new item number 10, with subsequent agenda items moved down.
4. 2018 Election of Officers. A motion was made by Karr and supported by Van Timmeren to nominate Dausman as Chairman. Motion carried. A motion was made by VanDyke and supported by Van Timmeren to nominate Karr as Secretary. Motion carried. A motion was made by Dausman and supported by Karr to nominate Van Timmeren Vice Chairman. Motion carried.
5. A motion was made by Van Timmeren and supported by VanDyke to approve the minutes of the December 18, 2017 Planning Commission meeting as written. After discussion, the original motion was amended by Van Timmeren and supported by VanDyke to approve the minutes with corrections to item number 8. Motion carried.
6. There were no public comments for items not on the agenda.
7. The DeWys site plan application for parcel numbers 70-65-25-300-004 and 70-65-25-300-023 was submitted for review. The property is located at 15300 8<sup>th</sup> Ave., Marne. The applicant Rick Dunneback of D&K Engineered Construction, Inc. and the owner John DeWys were in attendance to provide information regarding the application. DeWys is planning an approximately 40,000 square foot addition to the existing manufacturing facility, along with additional parking and a drain field if municipal sewer is not available. Planner Werschem gave a brief synopsis of the application. The project would require the combining of both parcels and the rezoning of the smaller 5.5 acre parcel 70-06-25-300-023 to industrial. The applicant has applied for the rezoning of the property. It is necessary to rezone the smaller parcel to industrial as, due to the expansion of the facility, parking would need to be relocated and would overlap onto the smaller parcel, and a retention basin would need to be added along with a drain field for the septic system if the applicant is not able to obtain municipal sewer service for the property. There was discussion regarding the proposed parking and landscaping buffer on the smaller parcel, and whether the entirety of the smaller parcel would need to be rezoned to industrial. Werschem informed the Commissioners that the storm water detention might be modified depending on County regulations and stipulations by the County Water Resource Commissioner. The applicant is also in the process of applying for a Community Development Block Grant in order to extend municipal sewer to the property. It was determined that there was adequate screening of loading and unloading areas, and that the landscaping buffer was adequate. Also discussed was the review of the site plan by the Wright/Tallmadge Fire Chief. The Fire Chief is requiring an additional Knox Box and a sign for the Fire Department Connection for the sprinkler system. Karr stated that he didn't think that there was any ordinance in place that would require the applicants to comply with the Fire Chief's requirement, but the applicants stated that they would be willing to comply with the requirements to put in the additional Knox Box and sign. A motion was made by Karr and supported by VanDyke to approve the site plan as presented with the

condition that both parcel 70-65-25-300-004 and 70-65-25-300-023 be combined and parcel 70-65-25-300-023 be rezoned to Industrial, and with the inclusion of compliance with the requirements of the Fire Chief (attached to the site plan) and contingent on compliance with all federal, state, county and local ordinances being met. Motion carried.

8. There was discussion regarding the maximum accessory structure height of 16' in Section 705, Accessory Buildings in the LDR district of the Wright Township zoning ordinance. As the ZBA has granted variances from this section of the zoning ordinance, the Planning Commission was requested to discuss the possibility of a review of this section of the zoning ordinance. Karr stated that he would like to have more information regarding the number of such variances granted within the last five years, and what other adjoining jurisdictions have in their zoning ordinances for maximum accessory structure height in the LDR zoning district.
9. Commissioner VanDyke distributed an article regarding the preservation of old Barns to fellow Commissioners. They had recently purchased property that included an old barn, and he was approached by an individual who would like to lease the barn to use as a commercial wedding venue. He asked Commission members for advice as to what would need to be done in order for the barn to be used for this purpose. Planner Werschem informed him that a commercial establishment is not a permitted use in AG, except that there was a recent amendment to the Ordinance that permits a banquet or reception hall in preexisting barns in the AG district on the same lot as the primary residence. VanDyke was advised to contact the owner of a local barn being used as a venue for special events to get information regarding the process and investment involved.
10. Planner Werschem gave Planning Commission members updates regarding upcoming projects in the Township that would require Public Hearings and review by the Planning Commission.
11. There were no Wright Township board communications.
12. A motion was made by Karr and supported by VanDyke to adjourn the meeting at 9:40 p.m.

Respectfully submitted by,

Maureen Carmody  
Recording Secretary