

WRIGHT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

AUGUST 18, 2014

1. Meeting called to order by Commissioner Rich Dausman at 7:30pm. Commissioners present: Chairman Rich Dausman, Dan VanDyke, Denise Ruwersma, Steve Gray, and Gary Karr. Also present Township Planner Greg Ransford, and recording secretary Theresa Frank. Commissioner VanDyke was called away at 7:32pm and returned at 7:45pm.
2. No parking in the fire spaces was announced.
3. No additions to this Agenda.
4. Commissioner Ruwersma moved and Karr supported the motion to approve the minutes from July, 21, 2014, with a spelling correction. Motion carried.
5. No comments for items not on the Agenda.
6. Site plan review requested by Greg and Robyn Chulski, 945 Comstock, for an addition to an existing storage building. Chairman Dausman disclosed that Greg and Robyn Chulski are clients of his business; however, Chairman Dausman does not have any interest in this project. The Commissioners accepted the discloser and agreed to have the Chairman continue in the meeting. There was discussion regarding loading and unloading of product delivered while parked partially on the road. The applicant stated they preferred to unload incoming material in the roadway rather than the designated off road loading area due to time saved. This is not in keeping with township ordinance. After some discussion, the commission agreed the site has adequate designated loading area. Also the commission does not have the authority to approve use of the roadway for this purpose, nor does use of the roadway affect the current site plan approval. The planner recommended if the use of the roadway was critical to the operation, the property owner could appeal to the ZBA for a variance. Karr moved to approve the site plan, pending a ZBA variance to the required East side yard setback. If the side yard variance is not granted, the site plan is approved with the building being shortened to comply with the required set back. Ruwersma supported. Motion carried. All in favor: Five (5) ayes.
7. Special land use requested by Kandi Ritz, 3574 Taft for of a group home day care facility. Public Hearing opened at 9:16pm. There was no public comment, hearing closed at 9:17pm. The Commissioners reviewed the supplied information. Karr, stating all standards were satisfied, moved to approve the Special Use application and site plan. Gray supported. Motion carried. All in favor: Five (5) ayes

8. Rezone request by Schneider Tire Out, 1454 Franklin. Re-Zone amendment. Re-Zone from Medium Density Residential to Community Commercial Zoning District, parcels 70-06-35-300-022 and 70-06-35-300-005. Public hearing opened at 9:27pm. No public comment. Hearing closed at 9:28pm. The Commissioners were glad to receive a properly prepared application. Commissioner Karr, stating the change would bring the parcels to the same as adjoining properties, moved to recommend the re-zone to the Board of Trustees, Commissioner VanDyke supported. Motion carried. All in favor: Five (5) ayes.
9. A move was made by Commissioner Vandyke to table the Discussion on the Five (5) Year Plan Review. Commissioner Gray supported. Motion carried.
10. Commission Member Concerns: Commissioner VanDyke wanted to know if Summit Landscaping signed paperwork was received by the Chairman yet. He was told that yes it had just come in. Commissioner Gray suggested that the Planning Commission should avoid recommending solutions to deficiencies in applications and stay focused on approval. He also commented on the human tendency to be side tracked on topics not relevant to the application.
11. WTB Communication (Gary Karr): Only one item to communicate. The July 31, 2014 mediation with Best Drug did not come to a conclusion, so there is another mediation planned in September 2014.
12. Commissioner VanDyke moved with the support of Commissioner Gray to adjourn the meeting at 9:56pm, and the motion carried. All in favor: Five (5) ayes.

Respectfully Submitted by,

Theresa Frank, Wright Township Clerk, and Planning Commission Meeting Recorder