

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
DECEMBER 16, 2019-7:30 P.M.
1565 Jackson St., Marne

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, Steve Gray, Dan VanDyke, Steve Van Timmeren. 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. There were no additions to the agenda.
4. A motion was made by Gray and supported by Van Timmeren to approve the minutes of the November 18, 2019 Planning Commission meeting as written. Motion carried.
5. There were no public comments.
6. A site plan application for Little Farms Chapel, 2518 Arthur St., parcel numbers 70-06-28-226-007, 70-06-28-226-006, 70-06-28-226-005, 70-06-28-226-004 in the LDR zoning district for a 6,400 square foot addition to the existing structure was submitted for review. Architect Tim Allspach and the applicant Nick McCrory presented on overview of the project. They are seeking to expand the existing church by adding classroom space to accommodate children during services in the chapel. They stated that there would be no additional parking added or required as the number of seats in the chapel would not be increased. Planner Werschem stated that there are many setback violations due to the existing structure and proposed addition occupying four separate parcels, and that the four parcels would need to be combined into one in order to resolve this issue. He also stated that construction on the project should wait until the water resource commissioner approves storm water drainage. The Commissioners discussed landscaping requirements, and the applicant stated that they are also planning to add more juniper trees along Arthur street in addition to the landscaping alongside the proposed addition. It was determined that the proposed landscaping was adequate. Van Timmeren inquired whether there would be exterior lighting near the rear exit doors, as no lighting was indicated on the site plan. The applicants responded that there would be wall-mounted, shielded downward lighting by the rear exit doors, and that they would submit a lighting addendum to attach to the site plan. A Fire department review of the project was not available, so once the Fire Chief has reviewed the project, those comments will be sent to the applicant and any requirements from the Fire department will be attached to the site plan. A motion was made by VanDyke and supported by Karr to approve the site plan submitted by Little Farms Chapel with the following conditions:
 - A) That the four parcels, 70-06-28-226-007, 70-06-28-226-006, 70-06-28-226-005, and 70-06-28-226-004 be combined into one parcel,
 - B) That the site plan be approved by the Fire Chief, and any requirements resulting from this review be met,
 - C) That the Water Commissioner approve the storm water discharge indicated on the site plan,
 - D) That lighting by the rear doors be shielded and meet the standards of the Wright Township Zoning Ordinance,
 - E) That the applicant comply with all Local, County, State and Federal statutes.Motion carried.
7. Under Commission member concerns, VanDyke inquired about the discussion at the previous month's meeting regarding a current use of the former Berlin Baptist Church building regarding truck rentals. He was informed that the issue is being reviewed by the Township Supervisor and Zoning Administrator.
8. There were no Wright Township Board communications. Planner Werschem stated that there would be a Public Hearing for a cell phone tower scheduled for the January Planning Commission meeting.
9. A motion was made by Van Dyke and supported by Gray to adjourn the meeting at 7:53 p.m.

Respectfully submitted by,

Maureen Carmody
Recording Secretary