

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES
DECEMBER 18, 2017, 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, Steve Gray, Dan VanDyke and 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 Van Timmeren and supported by Van Dyke to approve the minutes of the October 23, 2017 Planning Commission meeting as written. Motion carried.
5. There were no public comments for items not on the agenda.
6. There was a public hearing request from Westside Coffee LLC for an Amendment to the Zoning Ordinance map to change that portion of land located in the Township of Wright that is described and currently zoned as Medium Density Residential (MD) to Village District (VD). The property is located at 1523 Jackson St., 1531 Jackson St., 14747 Washington St., 14720 Washington St., and 0 Washington St., Marne Mi, 49435, parcel numbers 70-06-35-304-004, 70-06-35-303-008, 70-06-35-303-007, 70-06-35-303-004, 70-06-35-300-030, 70-06-35-304-006 and 70-06-35-304-002. Brian DeSmit, 8375 Ridgestone Dr. Byron Center MI 49315 and Mike Mohn, 2832 Valley NW, Walker MI 49544 were in attendance to address the Commission regarding their application for the rezoning of the parcels listed above. They stated that as these parcels are already planned as Village District in the Master Plan, it would give them greater flexibility in determining potential uses for the properties. Dausman pointed out a discrepancy between how the parcels are numbered in a list in the appendix of the application and how they are numbered on the map provided with the application. It was determined that this would not ultimately be a problem as it is still clear which parcels are intended to be rezoned. The public hearing was opened at 7:40 p.m. Ed Niemi, 2890 Leonard St., Marne, MI 49435, asked for clarification on which parcels are included in the application for rezoning. There were no other public comments, and the public hearing was closed at 7:43 p.m. A motion was made by Karr and supported by VanDyke to disregard the handwritten numbers on the application and zoning map, and that the Planning Commission recommend to the Township Board that the listed parcels be rezoned from Medium Density Residential to Village District. Motion carried.
7. There was a public hearing request from Ottawa Excavators, Inc. for an Amendment to the Zoning Ordinance Map to change that portion of land located in the Township of Wright that is described and currently zoned as Agricultural (A) to Industrial (IND). The property is located at 14735 8th Ave., Marne, MI 49435, parcel number 70-06-35-400-008. Ed Niemi, 2890 Leonard St., Marne, MI 49435 and his son Brandon Niemi, 5449 Leonard St., Coopersville, MI 49404 were in attendance to address the Commission regarding their application for the rezoning of the parcel listed above. Ed Niemi stated that they would like to expand their business and build structures for lease or storage. Karr expressed a concern regarding a residential structure that is currently on the property. Niemi informed him that the residence has not been occupied for several years and is in very poor condition. His intent is to remove that structure, perhaps in conjunction with the Fire Department to have it burned down. Planner Werschem informed Niemi that as the property has been vacant for over six months, it could not be reoccupied as a residential dwelling after the property is rezoned. The Commissioners reviewed the

Township zoning map to determine the current zoning of the properties surrounding this parcel and the intended future zoning. The consensus among the Commissioners was that they had intended to include this parcel as industrial in the Master Plan. The public hearing was opened at 7:54 p.m. Ron and Gwen Shick, 14684 8th Ave., Marne, MI 49435 were in attendance to express their support of Niemi's application for rezoning the property. The public hearing was closed at 7:57 p.m. A motion was made by VanDyke and supported by Gray that the Planning Commission recommend to the Township Board that this parcel be rezoned from Ag to Industrial. Motion carried.

8. Under Commission member concerns, VanDyke brought to the attention of the Commissioners that they had requested the Township Supervisor, Josh Westgate, attend the next regular Planning Commission meeting to clarify regulations regarding the construction of driveways in Ag, and to determine if how the current zoning ordinances are written allow circumvention of the intent to preserve Ag land. As no one contacted the Supervisor regarding his availability, and the clerk was not notified to have the matter put on this meeting's agenda, he would like to have this issue on the next agenda pending the Supervisor's availability.
9. There were no Wright Township Board Communications.
10. A motion was made by Gray and supported by Karr to adjourn the meeting at 8:16 p.m.

Respectfully submitted by,

Maureen Carmody
Recording Secretary