

WRIGHT TOWNSHIP PLANNING COMMISSION

FEBRUARY 17, 2014 MEETING MINUTES

UNAPPROVED

1. Meeting was called to order at 7:30pm with the Pledge of Allegiance and a Prayer. The Commissioners present were Rich Dausman, Dan VanDyke, Steve Gray and Gary Karr. Denise Ruwersma was absent. Also at the table was Greg Ransford, Wright Township Planner and recording secretary Theresa Frank.
2. No parking in the fire spaces was announced.
3. No additions to this Agenda.
4. Commissioner Rich Dausman motioned to approve the January 20th, 2014, meeting minutes, and Commissioner Steve Gray supported. The motion carried.
5. No public comments for items not on the Agenda.
6. Review of the Special Land Use Permit was discussed. Commissioner Dausman opened the meeting to the public at 7:35pm. The public consisted of Sharon Lowing, Mark Speet, Ken Wobma (the applicant), Ted Corner, Kathy Corner, Marlene VanderWal, and Mark Olree. Also present was Mike Keefe, Allendale Fire Chief, Mike Gavin, Wright-Tallmadge Fire Chief, and Mike Eppink, Wright-Tallmadge Assistant Fire Chief.

The applicant for this permit Mr. Wobma spoke first regarding the address, 4330 Cleveland Street, Coopersville, MI 49404, (parcel 70.60.19.200.030). He introduced himself and let the public know what he intended for the property in question. He wants to buy the property for his business. He has a produce trucking company, and a small repair and maintenance for the fleet of vehicles. Commissioner Dausman asked how many trucks would be coming back and forth. Ken let him know that he has 17 (seventeen) trucks and 22 (twenty two) trailers. But there would only be 8 (eight) to 10 (ten) trucks at the building at the same time.

Mark Olree, the present owner of the property, spoke to let the commission and the public know that he had spent thousands of dollars to clean and update the building when he bought it. He also said there were trucks running in and out, and at the time he heard of no complaints. He is now very frustrated because he is having a hard time selling it after all he has put into it. The public sympathized with him, but still had their reservations. Chairman

Dausman reminded Mr. Olree that the Planning Commission could not help him. The Commission's only job was to address the application and make sure all ordinances are followed.

Each person in the audience added to the discussion. They gave opinions and asked questions. The parking lot, the driveways and the noise level were the biggest concerns. Marlene VanderWal from 4380 Cleveland Street shared that she moved there for country life, but felt it is not what she will have with the truck traffic. She also wanted the applicant to know that she has easement rights on the property if her septic fails. Mark Speet from 4641 Cleveland Street wanted to know what the recourse would be if the company grew and more trucks were added. Commissioner Dausman let him know that if restrictions were put on the amount of trucks they can have, the Township has the right to revoke the permit if the company goes over that amount. Kathy Corner from 4314 Cleveland Street said that they were so close to the building they could hear voices. She felt that if trucks were coming and going all day it would be too loud. Ted Corner also from 4314 Cleveland Street said he appreciated what Mark Olree (current owner) had done to clean up the business after he bought it, but he also wanted to know more about what would happen if the applicant's business grew larger. At one point Sharon Lowing from 4380 Cleveland Street asked what will the Planning Commissioners do with the information they received from the community regarding the Special Land Use Permit. Chairman Dausman stated that the Commission is on no one's side. They have a specific process to follow to see if the applicant can get the permit or not. To make sure the process is followed the Commission needs to consider the input from the surrounding neighbors.

The Allendale Fire Chief, at the request of the Wright-Tallmadge Chief, gave a report on his findings of the building. The building will need a sprinkler system and other fire safety corrections because the building is intended to be used for mechanical service as well as warehousing. The Township planner asked him how much of the building could be accessed by the fire department for firefighting. He was told only 3 (three) walls could be reached safely for suppression, and the building on the east side is close enough to require careful exposure protection. Mike Gavin, the Wright-Tallmadge Fire Chief, also recommended trucks not be parked right next to each other. There should be the width of a truck between them when parked. If they are parked right next to each other the hazard would be that if one truck catches fire the others would also if there is no space between them.

Chairman Dausman asked if there was any more input from the public. Public Hearing closed at 8:34 pm.

There was discussion among the Commissioners, the Planner, and Mr. Wobma.

Commissioner Karr moved to approve the Special Land Use Permit regarding parcel # 70.06.19.200.030 at 4330 Cleveland St., Coopersville MI 49404, for the handling of transporting of agricultural produce, defined as cross docking, (a practice in logistics of unloading materials from an incoming semi-trailer truck or railroad car and loading these materials directly into outbound trucks, trailers, or rail cars, with little or no storage in-between. This may be done to change type of conveyance, to sort materials intended for different destinations, or to combine material from different origins into transport vehicles or containers with the same or similar destination). The motion includes the repair and maintenance of fleet vehicles at the site but must be done inside of the building.

Also in the motion all additional conditions to the site plan must to be honored. They are as follows:

1. The Planning Commission does not require a topographical map for this site plan.
2. The proposed addition to the parking area shall consist of gravel. The existing gravel parking lot may remain as such.
3. The site shall comply with all applicable fire codes.
4. All Water Resource Commission requirements shall be incorporated in the site plan and be satisfied.
5. All Health Department requirements shall be incorporated into the site plan and be satisfied.
6. In addition to the standard greenbelt requirements there shall be plantings of 3 (three) foot tall or taller Arborvitae no greater than 4 (four) feet apart so as to create a dense wall to reduce or deflect sound transmission in the following locations:
 - a). In the greenbelt on the west line starting at the S.W. corner of the property, then extending north 155 feet (one hundred and fifty five feet).
 - b). In the greenbelt on the east line starting at the S.E. corner of the property, then extending north 155 feet (one hundred and fifty five feet).
7. Refrigeration trailers, while running, shall be parked only in the location along the west property line, beginning at the S.W. corner of the property then extending north 155 feet (one hundred and fifty five feet).

Dan VanDyke seconded the motion and it passed 5 ayes, 0 nay.

Chairman Dausman is to inspect the completed site plan for compliance before further action by the township.

7. Continued review of the five year Master Plan was tabled because of the lateness of the hour.

8. No Commission Member concerns.

9. Commissioner Karr gave a report from the Township Board Meeting, 02/12/14. He let the Commissioners know that the Board approved the fees for the re-write of the Master Plan.

10 Commissioner VanDyke motioned to adjourn the meeting. Commissioner Gray supported and the meeting was adjourned at 11:25 pm.

Respectfully submitted by

Theresa Frank

Wright Township Clerk and Planning Commission Recording Secretary