

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES
OCTOBER 15, 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, Steve Gray, Steve Van Timmeren and Dan VanDyke. 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 Gray to approve the minutes of the September 17, 2018 Planning Commission meeting as written. Motion carried.
5. There were no public comments.
6. Solaire Medical's site plan application for parcel 70-06-35-100-063, located at 1239 Comstock Street, Marne MI 49435, was submitted for review. The applicant is seeking to construct a 20,400 square foot industrial addition to the existing business for additional warehousing space. The property is zoned Industrial. The use is already permitted by special use, so the application only requires site plan approval by the Planning Commission. Justin Longstreth from Moore & Bruggink, Adam Tufts from Wolverine Building Group and Ben Barber from Solaire Medical, LLC were present to give information regarding the application. They have been in contact with the Ottawa County Water Resource Commissioner regarding the plan for storm water management. There is a storm water basin indicated on the north side of the building addition, which is in accordance with the unofficial review by the Water Resource Commissioner. They will be submitting an official application if the site plan is approved by the Planning Commission. They have also added parking spaces to the north of the existing parking lot in order to comply with current parking standards. They have also updated the site plan to comply with the International Fire Code which requires fire apparatus access roads to extend to within 150' of all portions of the facility and exterior walls of the facility. They have added an aggregate fire lane to within 150' of all points of the building, and the proposed fire land will approach from both sides of the building, but not entirely surround it. Dausman noted that elevation prints were not included with the site plan and asked Commission members if they had any concerns regarding the façade. As there will be a minimal portion of the addition facing Comstock Street, and as this portion will also contain docks, it was decided that no additional conditions regarding the façade were necessary. The applicant stated that the façade material would be pre-engineered steel matching the color of the existing structure. The Fire Department's review of the site plan was discussed, and those conditions would be included with final approval of the site plan. The parking lot surface and drainage was discussed, specifically concerns regarding aggregate versus paving. After discussion, it was decided that while most of the current parking area is paved, it would not be necessary to require more paving than is indicated on the site plan. Site plan standards of the Wright Township Zoning Ordinance were reviewed. VanDyke asked the applicant if the height of the addition would be consistent with the existing structure. The applicant responded that the height of the addition would be consistent with the existing structure and will be a single slope to the back of the property. The applicant also presented a set of building elevations to show the slope of the addition and where storm water runoff would be directed. A motion was made by VanDyke and supported by Gray, that as the site plan review standards of Section 1806 of the Wright Township Zoning Ordinance have been met, to approve the site plan for parcel 70-06-35-100-063, located at 1239 Comstock Street, with the conditions that the applicant comply with the requirements of the Wright/Tallmadge Fire Chief, that the applicant obtain final

approval of stormwater detention and runoff from the Ottawa County Water Resource Commissioner, and that all Federal, State, County and local regulations and ordinances are met. Motion carried.

7. Section 503 of the Wright Township Zoning Ordinance-Sliding Scale for Lot Splits and Dwellings and Section 504.1-Minimum Lot Area and Width were reviewed. VanDyke had particular concerns regarding the construction of houses in the middle of large parcels of land in the agricultural zoning district and the difficulties that creates for farmers. There was discussion regarding the preservation of agricultural land and activities versus the rights of property owners, and whether the current ordinance should be revised to further restrict where houses can be constructed on parcels in the AG zoning district. VanDyke was encouraged by fellow commissioners to draft language to amend the ordinance that could be discussed at a later meeting.
8. There were no Commission member concerns.
9. There were no Wright Township Board communications.
10. A motion was made by VanDyke and supported by Gray to adjourn the meeting at 8:52 p.m.

Respectfully submitted by,

Maureen Carmody,
Recording Secretary