

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES
SEPTEMBER 18, 2017

1. The meeting was called to order by Chairman Rich Dausman at 7:33 p.m. with the Pledge of Allegiance and a Prayer. Commissioners present: Rich Dausman, Gary Karr, Dan VanDyke, and Steve Van Timmeren. Commissioner Steve Gray was absent. Also present were Wright Township Planner Brian Werschem and Clerk Maureen Carmody as Recording Secretary. Public present: Rick Schoenborn. No parking in the reserved fire spaces was announced.
2. There were no additions to the agenda.
3. A motion was made by Karr and supported by VanDyke to approve the minutes of the May 15, 2017 Planning Commission meeting as written. Motion carried.
4. There were no public comments.
5. There was review of comments regarding the proposed Wright Township Master Plan by surrounding jurisdictions. The Commissioners discussed the concern expressed by the City of Coopersville with regards to land adjacent to 48th Avenue near Ironwood Drive and Arthur Street being designated for future use as a mobile home park. The City's concern is that the mobile home park would affect the beautification of the 48th Avenue corridor in a fashion they do not desire. Karr noted that the mobile home classification for that area has been a component of the Master Plan for many years, and that the Township must have two areas zoned for this use. The area along 48th Avenue was zoned for a mobile home park due to the proximity to Coopersville for the purposes of obtaining the infrastructure necessary for a mobile home park, and it was also felt that convenient access to the highway was ideal for a high-density community. Van Timmeren wondered if adjustments should be made in the Master Plan to accommodate Coopersville's concerns. Karr stated that as Coopersville is not in the process of developing land on the west side of 48th Avenue, and due to the unlikely possibility of the land in Wright Township being developed into a mobile home park, it would not be incumbent upon the Commission to try to find another site in the Township that could reasonably be used for this purpose. Karr did express his appreciation for the time taken by the City of Coopersville to review and comment on the proposed Master Plan. There was consensus among the Commissioners to keep the Master Plan as is.
6. Dates for the Public Hearing of the Master Plan were discussed. As Township Planner Greg Ransford was an integral part of the development of the Master Plan, he requested that the Commission schedule a date for the Public Hearing when he is available to attend. The Commission approved Monday, October 23, 2017; Monday, November 6, 2017; Monday, November 13, 2017 and Monday, November 27, 2017 as possible dates for the Public Hearing of the Master Plan, pending Ransford's availability. Clerk Carmody will inform the Commissioners of the date for the Public Hearing after communicating with Ransford.

7. VanDyke expressed his concern regarding the construction of homes, buildings, and driveways in the AG zoning district, especially houses and driveways that are built at a distance from a roadway and occupy prime agricultural land. He wondered how the Planning Commission could address this issue. A new driveway on the north side of Cleveland St. just east of the bike trail was brought to the attention of the Commission. Discussion was held regarding the previous denial of a land split for the parcel in question. Upon review of the zoning map, it was determined that the newly constructed driveway follows the property line of a parcel adjacent to the road into the original, unsplit parcel that does not have any road frontage. Carmody informed the Commission that the Supervisor had checked with the Building Administrator, and no permits have been issued for construction on that parcel and no official address has been assigned by the Assessor. A motion was made by Karr and supported by VanDyke to request that Supervisor Westgate investigate the driveway issue and report back to the Commission with the results. Motion carried. VanDyke also requested discussion of homes being built in the middle of parcels, rendering various AG areas unfarmable. Karr added he had concerns with that issue due to the difficulties experienced by the fire department when responding to calls in locations not easily accessible from the road. A motion was made by VanDyke and supported by Karr to review the agricultural land split/development ordinance at the next regularly scheduled Planning Commission meeting. Motion carried. Dausman asked Karr if the changes to Chapter 19-Special Land Uses of the Wright Township Zoning Ordinance had been forwarded to the Wright Township Board for review. Karr responded that they had been reviewed and approved by the Wright Township Board.
8. There were no Wright Township Board communications.
9. A motion was made by VanDyke and supported by Van Timmeren to adjourn the meeting at 8:25 p.m.

Respectfully submitted by,

Maureen Carmody
Recording Secretary