

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES

MARCH 13, 2017, 7:30 P.M.

1. The meeting was called to order by Chairman Rich Dausman at 7:30 p.m. with the Pledge of Allegiance and a Prayer. Commissioners present: Rich Dausman, Steve Gray, Gary Karr, Dan VanDyke and Steve Van Timmeren. Also present were Wright Township Planner Greg Ransford, Associate Planner Brian Wershchem and Clerk Maureen Carmody as Recording Secretary. Public present: Erin Burdick Bloom, 1103 Garfield St., Marne MI 49435.
2. No parking in the reserved fire spaces was announced.
3. There were no additions to the agenda.
4. A motion was made by VanDyke and supported by Van Timmeren to approve the minutes of the February 13, 2017 Planning Commission meeting as written. Motion carried.
5. There were no Public Comments.
6. There was a Public Hearing request from Erin Burdick Bloom 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 the A-Agricultural Zoning District to the RA-Rural Agricultural Zoning District. The property is located on the north side of Garfield Street, west of 8th Avenue, parcel number 70-06-26-400-027. The property address is 1103 Garfield St. Marne, Michigan 49435. There was discussion among the Commission members regarding the current zoning of the property. It was noted that the portion of the parcel adjacent to Garfield St. is currently zoned Low Density Residential (LDR), with the remainder of the property zoned Agricultural. As the notice to the paper referenced the entire parcel, not taking into consideration the LDR Zoning along Garfield St., the Commissioners deliberated on whether to change the zoning of the entire parcel to RA-Rural Agricultural or to leave that portion of the property adjacent to Garfield St. as LDR. The applicant, Erin Burdick Bloom, is requesting the rezoning of the property to Rural Agricultural in order to split off a portion of the parcel to include the driveway, house and wooded area behind the house from her father's crop fields for liability reasons. The applicant had requested a rezoning from Agricultural to Rural Agricultural and was not aware that a portion of the property was zoned LDR.

The Public Hearing was opened by Chairman Dausman at 7:52 p.m. There was continued discussion of the proposed rezoning by the Commissioners. Karr stated that as parcels along both the north and south sides of Garfield St. are currently zoned LDR, the portion of the parcel adjacent to Garfield St. should remain in the LDR zoning district. VanDyke noted that if the Commission were to stay consistent with the Master Plan, the LDR portion of the parcel should

be rezoned to Rural Agriculture. Karr stated that he thought it was a possible oversight on the part of the Commission that the LDR zoning along the north side of Garfield St. was replaced by Rural Agriculture zoning in the proposed Master Plan. There was some concern about making other smaller parcels non-compliant with Rural Agriculture zoning. Upon questioning, the applicant stated that the intent was to have the entire parcel rezoned to Rural Agriculture. As no public was present to comment, the Public Hearing was closed at 8:10 p.m. A motion was made by Karr and supported by VanDyke to recommend to the Wright Township Board that the entire parcel be rezoned to RA-Rural Agriculture, including that portion of the parcel currently in the LDR zoning district. Motion carried.

7. Under Commission member concerns, Van Timmeren commented regarding the progress being made by Serenity Rehab with fencing around the property. Planner Ransford informed the Commission that modifications to the proposed Master Plan could be made at the Public Hearing. The Commission could then consider any changes to the zoning on the north side of Garfield St. Ransford also informed the Commission that he would still oversee the completion of the Master Plan as long as the Public Hearing was not held on the third Monday of the month. Ransford introduced his Associate Planner, Brian Wershchem. Wershchem will now be providing Planning services for Wright Township under the direction of Planner Ransford. As Wershchem was available any Monday, Planning Commission meetings unrelated to the Master Plan will revert to the third Monday of each month beginning in April.
8. Karr reported that the Wright Township Board approved the updated Master Plan to be distributed to adjoining communities for comment. The Board complimented the Planner and the Planning Commission on how well the updated Master Plan was re-organized to coordinate with the Wright Township Zoning Ordinances and the improved readability of the document.
9. A motion was made by VanDyke and supported by Karr to adjourn the meeting at 8:40 p.m. Motion carried.

Respectfully submitted by,

Maureen Carmody
Recording Secretary