

WRIGHT TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 1, 2019, 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 Dausman to approve the minutes of the February 18, 2019 Planning Commission meeting as submitted. Motion carried.
5. There were no public comments.
6. The revised site plan for DeWys Manufacturing, parcel numbers 70-06-25-300-004, 70-06-25-300-023 and 70-06-25-300-027, located at 15300 8th Ave., was submitted for review. Kevin Eidson was present to represent the applicants. Werschem informed the Commissioners that the first and last bullet points of his memorandum were no longer applicable as the applicants have applied for the parcels to be combined, and the fire department has reviewed the plan and submitted comments. There was discussion regarding the landscaping requirements of the Wright Township Zoning Ordinance as it pertains to Industrial parcels adjacent to AG parcels. Eidson was not in agreement that the ordinance required a greenbelt between the Industrial parcels owned by DeWys and the adjacent AG parcels. Werschem stated that as residential use is a permitted use in the AG zoning district, the Industrial property must have landscaping along the property line, but also that the Planning Commission may reduce the landscaping requirement if they feel it is excessive. Dausman suggested that plantings planned for removal along the east property line could be transplanted along the north property line. The Commissioners agreed that it was not necessary to screen the entirety of the north property line, and that screening the parking lot only would be sufficient. The Commissioners also agreed that the current screening of loading and unloading areas is sufficient. It was noted that as the overflow spillway is indicated to discharge into the county system, no building permits would be issued until approval is granted by the Ottawa County Water Resource Commissioner. A motion was made by Van Timmeren and supported by Karr to approve the revised site plan for parcels 70-06-25-300-004, 70-06-25-300-023 and 70-06-25-300-027 with the standards of section 1806 of the Wright Township Zoning Ordinance being met and with the following conditions:
 - The completion of the land combination for all three parcels
 - Compliance with the requirements submitted by the Wright Township Fire Chief
 - Compliance with the reduced landscaping requirement that 20 conifer trees be planted 10 feet apart along the north property line beginning at 8th Ave. and continuing ~~north~~ east for 200 feet.
 - Approval of the storm water plan by the Ottawa County Resource Commissioner
 - Compliance with all local, county, state and federal statutes.

Motion carried. Updated site plans will be submitted to the Township by the applicant.

7. Under Commission member concerns, VanDyke reiterated his concerns regarding driveways and homes being built in the middle of large parcels in the AG zoning district. Dausman stated that he was not comfortable with requiring site plans to have costly landscaping indicated if it is not necessary and making the applicant request that landscaping requirements be reduced at the meeting. Werschem stated that the applicant must show the landscaping required by ordinance on the site plan, and the Planning Commission can then scale back landscaping requirements when reviewing the site plan. It was decided that applicants who are requesting a

reduction in the landscaping requirements will submit the request in writing with the site plan before the meeting. Carmody informed the Commissioners that the April 15, 2019 Planning Commission meeting will be cancelled as there are no agenda items.

8. Karr informed the Commissioners that the Wright Township Board approved the rezoning of land owned by DeWys, parcel number 70-06-25-300-027 from Agricultural to Industrial at the March 13, 2019 Board meeting, and that the Board recognized the dedication of the Planning Commission toward preserving AG land. The Wright Township Board was also asked to give an opinion regarding the Wright Township sign ordinance, as two requests for variances from the sign ordinance for 96 square feet of signage and two pole signs were denied at the February 25, 2019 Zoning Board of Appeals meeting. The Township Board recognized the work that went into developing the sign ordinance and did not think that there is a need to review or amend the ordinance. The sign ordinances of other local jurisdictions along I-96 were also reviewed, and it was found that Wright Township's sign ordinance is not very restrictive in comparison.
9. A motion was made by Karr and supported by VanDyke to adjourn the meeting at 8:20 p.m. Motion carried.

Respectfully submitted by,

Maureen Carmody
Recording Secretary