

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES
SEPTEMBER 17, 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 Van Dyke to approve the minutes of the August 20, 2018 Planning Commission meeting as written. Motion carried.
5. There were no public comments.
6. There was a Public Hearing request from McCann Industries for a Special Use permit to construct a 12,480 square foot building for a CASE equipment sales and service center. The remainder of the property will be an open-air business displaying the CASE equipment for sale. The structure is to be located on vacant parcels, both currently zoned community commercial, at the east end of Franklin Street, parcel numbers 70-06-35-400-057 and 70-06-35-400-059. The parcels are proposed to be combined and will be reviewed as a single property. The Commissioners reviewed the Fire Chief's comments regarding the site plan and the lighting addendum provided by the applicant. Steve Witte and Jim McCann were present to address the Commission regarding their application for a Special Use Permit. The Public Hearing was opened at 7:40 p.m. and closed at 7:42 p.m. There were no public comments. There was discussion among Planning Commission members regarding what conditions should be attached to approval of a Special Use permit that would prevent the property being used for the outdoor accumulation and storage of parts, junk, cannibalized vehicles or equipment. A motion was made by Karr and supported by VanDyke, as the applicant has satisfied the requirements of Section 1902 of the Wright Township Zoning Ordinance, to approve the Special Use permit for parcels 70-06-35-400-057 and 70-06-35-400-059, located at the east end of Franklin Street, for the display, sale, rental and repair of Construction equipment with the following conditions:
 1. That the parcels be combined into one parcel and:
 2. That there be no outdoor storage of Junk, debris, cannibalized equipment or cannibalized vehicles.After further discussion, the motion was amended to include the display, sale, rental and repair of Construction, Industrial and Agricultural equipment. Motion carried.

The McCann Industries site plan application for vacant parcels 70-06-35-400-057 and 70-06-35-400-059 was submitted for review. The parcels are located at the east end of Franklin Street. Karr noted that there was an error on the site plans submitted. The Railway is labeled Grand Trunk Railway, but it should be Coopersville/Marne Railway. There was discussion among the Commissioners regarding the ordinance requirement that the façade facing the street be more decorative, and whether the highway

would be considered a street also requiring compliance with the requirement for a more decorative façade. It was decided that, due to the distance of the building from the highway, the façade as presented on the site plan was acceptable. The Fire Chief's comments were reviewed and a Knox Box will need to be installed at a location that is approved by the Fire Chief. As the applicant intends to install a gate, the gate must be a minimum of 20' wide and approved by the Fire Chief, and the Knox Box would need to be installed near the gate. Werschem stated that the applicants are proposing an emergency spillway of stormwater into one of the wetland zones and they are still waiting on MDEQ approval. The applicant reported that the MDEQ will not require a permit. Landscaping along the highway was discussed, and it was determined that further landscaping along the highway would not need to be required, and the site plan could be approved as presented. The lighting addendum and screening of loading/ unloading areas were discussed. A motion was made by VanDyke and supported by Gray to approve the site plan for parcels 70-06-35-400-057 and 70-06-35-400-059 with the standards of Section 1806 of the Wright Township Zoning Ordinance being met and with the following conditions:

1. A Knox Box be installed at a location to be approved by the Fire Chief, and that the gate size also be approved by the Fire Chief;
2. That the parcels be combined into one parcel;
3. Approval of the emergency spillway by the MDEQ;
4. Compliance with the Wright Township Lighting Ordinance;
5. Compliance with all local, county, state and federal statutes.

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

7. St. Joseph's Church site plan application for parcels 70-06-01-100-011, 70-06-01-300-001, 70-06-01-300-005, 70-06-01-300-006, 70-06-01-300-007, 70-06-01-300-008, located at 18876 8th Ave, was submitted for review. The property is zoned Low Density Residential. The Church is seeking to construct a 6,000 square foot, single story structure for an early childhood center and offices. The new structure will require the removal of an existing 1,435 square foot structure. The new building would be in addition to the existing 8,869 square foot church, the 3,888 square foot school and graveyard that currently exist on the property. Prior to the site plan application, the applicant has requested that all parcels be combined, and the combination of the above listed parcels is being processed at this time. Bruce Callen was present to give information regarding the application. Information was provided regarding the separate septic and well systems serving the church and the proposed 6,000 square foot building. The applicants will also need approval from the Road Commission to remove two driveways. Karr noted that there was an inaccuracy under standard F. There is a dwelling (the Rectory) on the property, but the site plan should not interfere with the residence. Werschem noted that there have been many pedestrian improvements and that a non-conforming structure will be removed from the property. He also noted that the stormwater drainage system should be reviewed by the Water Resource Commissioner prior to construction. The Fire Chief's comments were reviewed and a Knox Box will be required at a location to be determined by the Fire Chief, and the Commissioners discussed requiring that keys to all buildings on the campus be included in the Knox Box. A motion was made by Karr and supported by Van Timmeren, as the conditions of Section 1806 of the Wright Township Zoning Ordinance have been met, to approve the site plan for the parcels listed above which have already been combined, with the following conditions:
 1. That the required Knox Box be located as specified by the Fire Chief and contain keys to all the buildings located on the campus;

2. That the stormwater drainage plan be approved by the Water Resource Commissioner;
3. That the well and septic plan be approved by the Ottawa County Health Department;
4. That all Federal, State, County and Local regulations and ordinances are met.

Motion carried.

8. Under Commission member concerns, Van Dyke stated that he would like to add discussion of the section of the Wright Township Zoning Ordinance regarding land splits in the AG district to the agenda for the October 15, 2018 Planning Commission meeting, especially regarding the construction of homes at some distance from the road. Steve Gray wondered if it was necessary to set conditions for site plans that are already enforced by local, county and state requirements. Wershcem replied that specific contingencies should be stated when there is a potential issue for the applicant. Dausman stated that there was a request to hold an executive closed session of the Planning Commission, and was informed by Planner Werschem that such a meeting would violate the Open Meetings Act. Karr stated that only the Township Board has the authority to hold a closed session meeting, and for very limited and specific reasons.
9. There were no Wright Township Board communications.
10. A motion was made by Gray and supported by Van Dyke to adjourn the meeting at 10:18 p.m.

Respectfully submitted by,

Maureen Carmody
Recording Secretary