

WRIGHT TOWNSHIP
PLANNING COMMISSION MINUTES
MAY 18, 2020, 7:30 P.M.

Due to the covid-19 virus pandemic and the Governor's executive order, the meeting was conducted remotely via video and telephone conference

1. The meeting was called to order at 7:38 p.m. by Chairman Dausman with the Pledge of Allegiance and a Prayer. Commission members present, verified via roll call attendance: Gary Karr via video, Steve Van Timmeren via telephone, Dan VanDyke via video, Steve Gray via video and Rich Dausman via video. Also present were Township Planner Brian Werschem via video and Clerk Maureen Carmody via video as Recording Secretary. Treasurer Nancy Hopper was present as the meeting host to provide technical assistance.
2. No parking in the reserved fire spaces was announced in case anyone is at the fire station.
3. There were no additions to the agenda.
4. A motion was made by Gray and supported by VanDyke to approve the minutes of the January 20, 2020 Planning Commission meeting as written. A roll call vote was taken. Ayes: Dausman, Vandyke, Gray, Van Timmeren. Nays: None. Karr abstained as he was not present at the meeting. Motion carried.
5. Arnold Grover, a local commercial/industrial realtor residing at 2537 Westwinde St. NW., Grand Rapids MI 49504 offered public comment. He is working with property located at the southeast corner of 48th Ave. and I-96 and another 80 acres adjacent to this property, and he wanted to know if the Planning Commission would consider rezoning the properties to industrial, as there is a lot of demand for industrial zoning in the area and not much availability. Dausman stated that a barrier to development is that there is no water or sewer service available in that area of Wright Township, and the City of Coopersville has indicated previously that they are not willing to extend sewer and water across 48th Ave. in order to retain capacity for development within their jurisdiction. Karr requested that Mr. Grover submit his proposal in writing for further discussion.
6. A site plan application from DVSM Holdings LLC, for parcel 70-06-34-450-021 located at 14641 16th Ave., Marne MI 49435, was submitted for review. The property is located within the Village Zoning District. Dan and Sarah VanderMolen were in attendance via video to present their application. They are seeking to convert the first floor from office use to mercantile use, selling primarily home furnishings with a small amount of other mercantile items. The second floor remains an office use, while the lower level is used only for storage. Dausman asked each Commissioner individually if they had any concerns or questions. Karr inquired if there were any outstanding deficiencies and was informed by Planner Werschem that there are not any remaining deficiencies. Werschem stated that the only issue remaining is that the Planning Commission needs to agree to approve the deferred parking agreement proposed by the applicant. Van Timmeren asked what would happen if the parking agreement were nullified, thereby creating a deficiency later. Werschem replied that nullifying the parking agreement would invalidate the site plan if it were made a condition of approval. The store would then have to cease operation. The Fire Department review of the site plan was discussed, and it was noted that there was adequate access from both State St. and 16th Ave. for fire equipment. The building will be required to have a Knox Box installed at a location that is approved by the Fire Chief. The bullet points on page 5 of the memorandum provided by Planner Werschem were discussed. It was determined that the exterior lighting was adequate and that there would not be a need to involve the Water Resource Commissioner. Sonja Horling, the tenant on the first floor of the building, was present and stated that she didn't think much parking would be needed for the proposed use. A motion was made by Van Timmeren and supported by VanDyke to approve the site plan as submitted for parcel number 70-06-34-450-021, located at 14641 16th Ave. with the following

conditions: 1) That the applicants comply with the requirements of the Fire Chief and install a Knox Box; 2) that the mercantile use must maintain the proposed 90% furniture and home furnishing, as the parking agreement is based on this use; 3) That the Planning Commission has determined that the deferred parking agreement submitted with the application is adequate for the mercantile use in condition number 2; 4) and that all federal, state, county and local regulations and ordinances be met. A roll call vote was taken. Ayes: Karr, Van Timmeren, VanDyke, Gray, Dausman. Nays: None. Motion carried.

7. There were no Commission member concerns.
8. Under Wright Township Board communications, Karr stated that the board is impressed with how the commission is working in these unusual times. Discussion continued regarding reasons for convening the meeting remotely and under what authority. Commissioners were informed by Carmody that the Wright Township Board had approved a resolution giving the Township Supervisor the authority to determine whether and how planning commission meetings would be conducted for the duration of the state of emergency in Michigan. Concerns were expressed regarding the ability to adequately conduct a meeting with unstable internet connections in the Commissioners' homes, especially as the next meeting on June 8 would involve Public Hearings. There were numerous times throughout tonight's meeting when connectivity was lost for various Commissioners. Dausman recommended, with the support of a majority of the Commissioners, that the Township Supervisor find a venue for the Commissioners to meet in person for the next meeting, with the public able to attend remotely, and he requested that the Supervisor call him with a response by June 1.
9. A motion was made by VanDyke and supported by Karr to adjourn the meeting at 8:55 p.m. A roll call vote was taken. Ayes: Karr, Dausman, VanDyke, Gray, Van Timmeren. Nays: None. Motion carried.

Respectfully submitted by,

Maureen Carmody
Recording Secretary