

WRIGHT TOWNSHIP
PLANNING COMMISSION MINUTES
MAY 20, 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, 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 VanDyke and supported by Gray to approve the minutes of the April 1, 2019 Planning Commission meeting with a change to item number 6, bullet point number three, to correct...continuing north for 200 feet to continuing east for 200 feet. Motion carried.
5. There were no public comments.
6. A site plan application from Marne Industrial Buildings for parcel 70-06-35-200-017, located at 975 Comstock Street, Marne MI 49435, was submitted for review. The property is zoned Industrial. Commission members reviewed supplemental site plan information and the Fire Department review of the proposed site plan. Gray noted that the square footage indicated in the Planner's memorandum should be corrected. The applicant is proposing a 12,000 square foot addition (not 20,000 square feet) as well as a 3200 square foot expansion on another building. The applicant was granted a variance at the May 15, 2019 Zoning Board of Appeals meeting to construct a building in the Industrial Zoning district higher than the 35 feet allowed by ordinance. The applicant was granted a variance of 5 feet, not to exceed 40 feet in height. Due to the increased height, an additional aerial access road will be needed on the north side of the addition. Screening of dumpsters was discussed. Werschem informed the Commissioners that the Wright Township Zoning Ordinance seems to have conflicting standards in different sections, and that the Planning Commission should look into resolving conflicts within the Ordinance at a future meeting. Upon discussion, it was determined that as the dumpsters are not visible from the street, the proposed screening would be adequate. It was also determined that the proposed landscaping was adequate for an Industrial area. A motion was made by Karr and supported by VanDyke, that as the site plan review standards of Section 1806 of the Wright Township Zoning Ordinance have been met, to approve the site plan as submitted for parcel 70-06-35-200-017, located at 975 Comstock Street, Marne MI 49435, with no additional landscaping requirements and with the determination that the shown dumpster screening is adequate, and with the conditions that the applicant comply with the requirements of the Wright/Tallmadge Fire Chief, especially regarding the addition of an aerial access road on the north side of the addition and the installation of a Knox Box at a location that is approved by the Fire Chief, and that the applicant comply with all local, county, state and federal statutes. Motion carried.
7. There were no Commission member concerns.
8. There were no Wright Township Board communications.
9. A motion was made by Karr and supported by Gray to adjourn the meeting at 7:57 p.m. Motion carried.

Respectfully submitted by,

Maureen Carmody
Recording Secretary