

WRIGHT TOWNSHIP PUBLIC HEARING
PLANNING COMMISSION MEETING MINUTES
June 20, 2022 - 7:30 PM
Township office 1565 Jackson St. Marne, MI 49435
www.wrighttownship.com

1. The meeting was called to order at 7:30 p.m. by Chairman Dausman. Also present at meeting was Steve VanTimmeren, Brad Anderson, and Steve Gray. Ken Zahm was absent. Theresa Frank taking minutes of the meeting, and Julie Lovelace from Fresh Coast Planning for support.
2. No parking in the reserved fire spaces was announced.
3. Additions to the agenda; None
4. Anderson motioned to approve the Planning Meeting Minutes from May 16, 2022, with corrections; Gray supported. All ayes, motion carried.
5. Public Comments; None
6. The Meeting's Business;
 - a. Rezoning the property owned by Nick Noel, mailing address 1000 Garfield St. Marne, MI 49435. He is requesting zoning amendment for property at 1034 Garfield, 70-06-35-200-011. It is now Agricultural and Mr. Noel would like to amend it to Low Density Residential like the rest of his property. This would also make the property being discussed conform to the Township's Master Plan. Mr. Reed explained this to the Commission and the public at the meeting. Dausman asked if the Commissioners had any questions of the applicant. VanTimmeren said that much has been discussed about this in a previous meeting.

At this time Dausman opened the public portion of the meeting at 7:43 P.M.

Richard Fink asked what is the size of the lots that are being talked about. Dausman answered - 3000 sq. ft with 132' of frontage or easement. Sherry Evans asked If it is low density residential, what will the farmers in the area do. Mr. Reed explained that the farmers will not be affected. Their property will stay as it is. It would just change the Noel property. Dausman also explained that if property is zoned low density, it can be farmed. Louise Bronner asked about the water in the area. It was explained to her that the County must approve the water and sewer before the building permit can be issued. Ms. Evans ask if this change could mean anything negative for the neighbors of Mr. Noel? Dausman assured her that there would be nothing negative to them. Asking for any more questions and hearing none, Chairman Dausman closed the public portion of the meeting at 8:01 P.M.

Regular portion of the meeting resumed at 8:05.

Commissioner Gray motioned and Commissioner VanTimmeren supported the rezoning of the Noel property, parcel number 70-06-35-200-011 from Agricultural to Low Density Residential. All ayes, motion carried. Anderson will let the Township Board know that the Planning Commission recommends this action.

- b. Next on the Agenda for business is a site plan review application from Garritt and Dan Nelson to complete a land division of 18300 – 24th Ave., Conklin, MI 49403, parcel number 70-06-10-100-009.
 - c. Planner Lovelace’s memo offered the following considerations for approval.
 - 1. A minimum 20’ of frontage shown on the survey shall be a condition of approval.
 - 2. The shared driveway must comply with the requirements for shared driveways contained in Chapter 29.
 - 3. Approval of this land division does not guarantee County approvals and a buildable lot.
 - 4. The dwelling location is subject to a Zoning Permit and must meet the minimum setback requirements for the Agricultural Zoning District.Gray motioned to approve the land split with the above written conditions. Anderson supports the motion, all ayes, motion carries.
 - d. Master Plan Review. It was reported that the maps that were passed out in a previous meeting, in which there was concern if they were the last current maps, are indeed the last current maps. Dated 2017. Tonight’s task is to examine current master plan map, and to receive comment and direction for changes in the plan. After much discussion some changes are needed to be made with the plan, and maps need to be updated.
7. Gray made a comment regarding the length of time taken with site plans helping people design their plans. The comment is, “Our job is not to design the applicants’ projects. Our job is to say yes or no to what the applicants bring to the meeting”. The applicant is told what to bring weeks before the Planning Commissions meeting. VanTimmeren asked about the farm labor housing that was discussed at a past meeting. There is a draft of another ordinance to see if this might work for Wright Township. This will be on the agenda for the next meeting. Dausman let the commission know that he will be gone in July for the PC meeting. VanTimmeren also mentioned he would be gone on the same dates. After discussion the plan is to have the next meeting the third Monday in August.
8. Wright Township Board Report; Anderson reported that there is no new Township news.
9. Anderson motioned to adjourn at 10:02 P.M. Gray supported. All ayes, motion carried.

Respectfully submitted by

Theresa Frank, Meeting Recorder

(Any documents referenced in these minutes are on file in the Clerk’s office).