

WRIGHT TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING MEETING MINUTES

August 21st, 2023

Township Hall 1565 Jackson St. Marne, MI. 49435

Meeting was held in the Fire Station

1. The meeting was called to order at 7:30 p.m. by Chairperson Rich Dausman with a Pledge of Allegiance and a word of prayer. Also present at the meeting Vice Chairperson Steve VanTimmeren, Secretary Brad Anderson, Steve Gray, and Kenneth Zahm. Theresa Frank was present to take the minutes of the meeting.
2. Dausman announced no parking in the reserved Fire Department spaces.
3. Anderson moved to approve the agenda, and VanTimmeren supported, all ayes, motion carried.
4. VanTimmeren moved to approve the July 17th, 2023, Planning Commission minutes with the correction of the word “hear”. It should have read “hearing”. Anderson supported, all ayes, motion carried. Frank will correct this.
5. Public comments for items not on the agenda. At this time in the meeting VanTimmeren recapped comments from last month’s meeting hoping to keep repetition down. Some of the comments made from residents were as follows:
 - Zahm commented on the worry of something happening to the Berlin Raceway if the new residents did not like the noise. Frank commented that the Township had no paperwork from Mr. Visser as of the meeting date, so he would not be on the September agenda.
 - Brandon Knauf submitted a petition with signatures to the Commissioners with a request to amend the Master Plan to find a more suitable location for the High-Density Zoning. Citizens are concerned with the location, as it is near the Sand Creek and in a poor location for the amount of traffic this will generate.
 - Brenda Smith commented that the village portion of Marne has 117 homes. The addition of 166 apartments would have negative effects on the traffic, the wetlands, etc. Studies must be done by EGLE and the Road Commission to show the township if these 166 new apartments are feasible.
 - In the comments following the residents did not give their names.
 - Property owners in the area of State St. are very worried about their wells, and that Fire and Police services may not be able to cover the new numbers of residents. At this time Dausman reminded residents that they can see that these topics are covered by the Township Ordinances in Chapter 9 for High Density Residential, and Chapter 7 for Low Density Residential.
 - A comment was made to remind the residents to be respectful of the property owners if the new development project does go through.

- A comment was made about being unable to find the maps of the Townships Master Plan on the Ottawa County GIS. Request was made to include the intersection at 16th and Hayes to be included in a road sturdy, and business owner Mr. Helms would like to be kept updated on the study.
- Marne could not support that many new residents with no grocery stores, no public transportation, etc.
- A commenter wanted Mr. Visser to possibly think of retirement condos instead of apartment. Traffic, city water, and wells are what was on most residents' minds.
- Rich Dausman asked if there were more comments, hearing none, he went to 6 a. of the agenda.

6. New Business

- a. Public hearing for Private Solar Ordinance # 2023-08-01, opened at 9:00 p.m. Dausman briefly explained that the Solar Ordinance draft is gone through by the Commissioners, and if it is agreed upon, they will send it to the Board of Trustees for approval. Ordinance 2023-08-01 was gone through line by line.

By the Commissioners. At this time Dausman opened the meeting for comments regarding the ordinance. There were two residents that just happened to be having the experience of doing private solar systems at this time. They both had very useful comments regarding their experiences and had a lot of things to say about the ordinance. After much discussion and question between the Commissioners and the two residents, VanTimmeren suggested that the Commission needs to take another look at the ordinance. It needs to have more input from people in the industry. For instance, what size of solar system for what size of home? Dausman asked if there were any more comments, hearing none, the public portion of the meeting was closed at 9:22 p.m.

Gray motioned to table the ordinance being approved by the Board until after the September P.C. meeting. More specific information will be acquired. Anderson supported, all ayes, motion carried.

- b. Work is being done updating and editing the Zoning Ordinance with all the recent ordinance amendments. It has been discovered the Section 328; Marihuana was never incorporated in 2019. Therefore, our numbering system was off. Solar Energy Systems is now assigned Section 329 and Home Occupations is now Section 330. This is considered a Scrivener's error and can be corrected administratively without a public hearing. The ordinance numbers will now be corrected a follows:
1. 328 Marihuana
 2. 329 Solar Energy Systems
 3. 330 Home Occupation

VanTimmeren motioned to make the above changes in the Wright Township Zoning Ordinances. Gray supported this motion, all ayes, motion carried.

7. Old Business – None

8. Under Board Comments VanTimmeren requested information on the Township Website, so he could share it with people who have asked him how they can get information about what is on

the Planning Commission agendas. Frank let him know the website is www.wrighttownshipottawami.gov and is updated as information comes in. The agenda and minutes can be found there for all township meetings. Also, this information is posted in the window outside of the Township Hall.

9. Anderson reported information from the Township Board. The Township is no longer using Imperial Municipal Services (IMS) for their Zoning. Wright Township is now using Fresh Coast Planning for its zoning and planning needs, and Professional Code Inspection (PCI) for its permits, complaints, and code enforcement. He also reported the approval of BCI/MEM for the design build of the new township hall.
10. Motion to adjourn at 9:55 p.m. was made by Gray, and supported by Anderson. All ayes, motion carried.

- Respectfully submitted by Theresa Frank, Township Clerk, and meeting recorder. (Any documents referenced in these minutes are on file in the Clerk's office).