

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 18TH, 2023 - 7:30 PM
Township Office 1565 Jackson St. Marne, MI 49435
www.wrighttownshipottawami.gov

1. The meeting was called to order at 7:30 p.m. by Chair Rich Dausman with a Pledge of Allegiance and a word of prayer. Present at the meeting Chair Rich Dausman, Vice Chair Steve VanTimmeren, Secretary Brad Anderson, Steve Gray, and Ken Zahm. Theresa Frank was present to take minutes of the meeting, and Planner Julie Lovelace from Fresh Coast Planning was present.
2. Dausman announced no parking in the reserved Fire Department spaces.
3. Anderson motioned to approve the agenda, and VanTimmeren supported. Motion carried.
4. VanTimmeren motioned approval of August 21, 2023, meeting minutes, and Anderson supported; motion carried.
5. No public comments.
6. New Business;

- a. Public Hearing portion of the meeting for a Special Land Use (SLU) application from Lisa and Matt Potts. This is to conduct a home occupation in a 2,496 square foot detached accessory building. Dausman opened the Public Hearing at **7:36 p.m.** Dausman requested comments or questions from the public, hearing none he closed the Public Hearing at **7:37 p.m.** At this time Ms. Potts was asked to explain why she needed the building before a motion was made. She responded that she needs it to do her home sewing business. She has a couple of women who sew for the business, and sometimes she gets orders for 20-to-30-foot drapes, which need extra-large tables, and the building will accommodate this. Neighbors would have a tough time telling there was a business going on. Ms. Potts goes to the customer to measure, comes back home with the information for the job, the workers do the sewing and Ms. Potts brings it back to the customer to install, so truly little traffic. Work is done between 8:00 a.m. and 7:00 p.m.

Dausman read the four (4) Standards that would have to be met before SLU could be granted. The Standards are as follows;

1. Whether the nature of the home occupation is substantial in keeping with the single-family residential use of the property and neighborhood.
2. Whether the likely effects of the home occupation upon adjacent and nearby lands would be within the scope of the effects likely to result from other similar home occupations that are specifically permitted.
3. Whether the home occupation could have measurable adverse effects upon adjacent and nearby lands and the uses thereof permitted.
4. Whether the home occupation, in all aspects, complies with Section 330.

Because Mr. and Mrs. Potts met all the standards, Gray made a motion to approve the Special Land Use as presented in their application and narrative, for a home occupation to be conducted in a detached accessor building with no more than four (4) non-resident employees at any one time with the following conditions;

All aspects of the home occupation shall be in compliance with Section 330 of the Wright Township Zoning Ordinance. Anderson supported this motion, all ayes, this Special Land

Use is granted.

7. Old Business;
 - a. Discussion of the Private Solar Energy Systems Ordinance Amendment was had. The Commission still thinks more information is needed. Lovelace will take the draft of the Ordinance to someone that has more knowledge of Solar for residents and see if they can see things that should be in the draft of the Ordinance or taken out of it.
 - b. Discussion of the Master Plan update. Planner Lovelace requested the Board of Trustees to discuss whether any additional changes to the Master Plan are desired prior to final adoption. Dausman asked Anderson to take the discussed information to the Township board for their input. At this time Dausman opened the meeting for comments. One question asked was if the developer interested in the property brings in city water, and the surrounding resident's wells went dry, would they have to hook up to city water. Dausman said this is a question for the township attorney. Another question asked was if the Grand Rapids Sewer in the area would take care of the residents and a new development. The Commission does not have the answers yet. The Township is waiting for the developer to put in an application before any development can start. Mr. King, the owner of the property in question for the development was at the meeting, and he had many comments trying to confront all the negative rumors about the development that were being passed around in Marne. Mr. King said that the developer is getting all the needed studies done and is still interested in his property. The developer will get his application into the township when the studies are done. Dausman reported that the Zoning Ordinance for High Density Residential is on the Township website. Dausman then closed the public comment time.
8. Commissioners comments; None.
9. Wright Township Board representative comments; none, Trustee Anderson missed the August Board meeting so had no comment.
10. Anderson motioned to adjourn the meeting at 9:40 p.m., and Gray supported. 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).