

WRIGHT TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
November 20, 2023 - 7:30 PM  
Township Office 1565 Jackson St. Marne, MI 49435  
[www.wrighttownship.com](http://www.wrighttownship.com)

1. The meeting was called to order at 7:30 p.m. by Chairman Rich Dausman. Also present at the meeting were Commissioners, Vice-chair Steve VanTimmeren, Steve Gray, and Secretary Brad Anderson. The commissioner absent was Ken Zahm. Theresa Frank was present to take the minutes of the meeting, and Julie Lovelace from Fresh Coast Planning was present for support.
2. Dausman announced No Parking in the reserved Fire Department spaces.
3. Anderson motioned to approve the agenda as written, and Gray supported this motion. All ayes motion carried.
4. Anderson motioned to approve the October 16<sup>th</sup>, 2023, meeting minutes. Gray supported, all ayes, motion carried.
5. Comments were made regarding the amount of Industrial zoning on the Master Plan. Resident wanted less, and only in the Comstock area. Also, one person wanted to know if there was any information on changing the zoning in the Maple Street Low-Density area. Dausman replied they would be mentioning that topic under Commissioner Comments.
6. New business;
  - a. A request was made for a change of use review for 14641 – 16<sup>th</sup> Ave. Marne, MI., from Amy Jones. She requested the upper level of the building to be used as a dance studio for dance classes for kids, teens, and adults. Much of the discussion revolved around parking in the area. VanTimmeren motioned to approve the change in use with the following conditions;
    1. If the use exceeds the capacity of parking, or if complaints are received regarding parking in this area, the shared parking shall be reviewed by the Wright Township Planning commission.
    2. A dumpster screening is required if a dumpster is provided.
    3. No use on the main floor of 14641-16<sup>th</sup> Ave. shall be established without a shared parking review by the Wright Township Planning Commission.
    4. Proof of the agreement of shared parking with the insurance company, and the Depot shall be provided to the Wright Township Planning Commission.Anderson agreed with this motion, all ayes, motion is carried.
  - b. At this time there was a zoning text amendment discussion regarding the garages and accessory building's zoning language. With information from the discussion, Lovelace will come to the next meeting with new language to discuss.
  - c. Under Nonconforming Buildings, the Board asked the Commissioners to consider the difficulty in interpreting the text in Section 301.3, Restorations, Repairs, and Alteration, subsection - b. for a possible amendment. After some discussion and having a lot to think about Dausman suggested this topic appear on the next Planning Commission Meeting agenda. Commissioners agreed.
  - d. A couple of housekeeping items came up when updating the Zoning Ordinance and a short discussion was had. Lovelace will make some changes.
7. Old Business; None
8. Under Commissioner Comments Dausman opened time for more comments from the public.
  - a. Mr. Gary Peterson announced he thought his land split was to be on the agenda. After looking into this Lovelace found his split was not on the agenda. After apologies, Lovelace let Mr. Peterson know his project would be on the very next agenda.
  - b. Dausman is thinking that we need to speak with the legal department and ask if the Board would put the Township in jeopardy by changing the zoning on the Master Plan regarding Maple St.

property, now that it is back up for sale, from Low Density to rural agricultural. Much discussion with the public then took place. Nothing can be done by the Commissioners or the Board at this time until there is some direction from legal and more discussion.

9. Anderson a Trustee on the Township Board had nothing to report of concern from the Township Board.
10. Anderson motioned to adjourn the meeting at 10:25 p.m. VanTimmeren supported, all ayes, motion passed.

Respectfully submitted by Theresa Frank, Planning Commission Meeting Recorder / *Any documents referenced in these minutes are on file in the Clerk's office.*