

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
February 19, 2024 - 7:30 PM
Township Office 1565 Jackson St. Marne, MI 49435
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DRAFT

1. The meeting was called to order at 7:30 p.m. by Chair Rich Dausman. Also present at the meeting were Commissioners, Vice-Chair Steve VanTimmeren, Steve Gray, Ken Zahm, and Secretary Brad Anderson. Planner Alexis Gulker from Fresh Coast Planning was present to take minutes of the meeting, and Planner Julie Lovelace from Fresh Coast Planning was present for support.
2. Dausman announced No parking in the reserved fire spaces.
3. Dausman states he would like to add to the agenda section 6 (b) October 2023, Minutes Discussion under new business. Anderson motioned to approve the agenda as altered Gray supported this motion. All ayes, motion carried.
4. Approval of January 15, 2024, minutes. Discussion Held. Gray pointed out times that needed correction on page 2, timing of public hearing times need to be swapped 8:46pm and 8:43pm. Gray motioned to approve the January 15, 2024, Planning Commission meeting minutes with the following correction;
 1. In the public comment section on page 2, swap 8:46 p.m. and 8:43 p.m. times. So that it reads public comment was opened at 8:43 p.m. and closed at 8:46 p.m.Anderson seconded. All ayes, motion carried.
5. Public comments;
 - Gerrit Nelson explains he was at the Planning commission last summer about an AG land split, and how they were approved for a flag lot, but they initially wanted to do an easement. They were told that they needed to have 20-foot strip of land back to the property last year, no easement was allowed. Lovelace shows commissioners property and explains what he wants to do. Discussion between commissioners and resident. Conversation about shared driveways and how they need to call Jan Redding about application. Nelson explains they will be changing access point, and using an easement instead, and changing dimensions of the property. Dausman explains process, tells them to call or come in and see Jan Redding regarding application and the fee.
 - Dave Grach, resident of Wright Township 24th and Arthur asked what it takes to change low density residential accessory building regulations? Dausman explains process. Grach states he has 9 acres and wants to do farm animals at one point. Grach then asks about breezeways and if that's possible and if its moveable it's still a building, what about sheds? Lovelace responds stating it's still a building. PCI will have to let you know about code for breezeways and how you attach them. Lovelace then explains process about text

amendment by a resident. That it also would require a public hearing. Dausman reads off what is required directly from the ordinance Chapter 23. Grach asked how long does it take? Lovelace responded saying usually around 2-3 months. Commissioners state it could take longer depending on when they apply and when public hearing would happen.

6. New Business;
 - a. Draft Zoning Ordinance Amendments
 - i. A draft zoning ordinance amendment to amend certain language in Section 503 - Sliding Scale for Lot Splits and Dwellings of the Agricultural Preservation Zoning District. Discussion held.

Dausman states he thought the changes are more than what they needed. Dausman explains what Ransford did to commissioners. He thought Section 503 change is not helpful. VanTimmeren states he believes it was clear. That it's helpful that people now can go see it. VanTimmeren gives examples of splits in the past, that they have contradicted. Discussion with members regarding language. VanTimmeren doesn't like the changes, because it doesn't change what he doesn't agree with in the ordinance, he would like the 1–2-acre limit to not be there. Anderson wants to rewrite the whole chapter, the attempt was to simplify it, but it doesn't seem simplified. Lovelace explains the land division act, but you still have to meet zoning ordinance, so Townships can be more restrictive, and Wright is so what State says does not matter. Dausman wonders if we need to put a heading on 503b subtitle under A, new dwelling lots, and under B existing dwelling lots. Discussion between commissioners about arranging chapter differently, put all existing dwelling language together and put all new existing dwelling language together so residence don't have to go back and forth so much. Lovelace suggests putting what applies for both at the end and separate them up at the beginning. Dausman suggests rearranging ordinance to new dwelling lot information, existing dwelling lot information and information that applies to both. Lovelace says she agrees with Ransford that both scales aren't needed. VanTimmeren asks is there another way to define a buildable lot? Discussion between commissioners. VanTimmeren states let's call the new section for the table "Number of buildable lots for new dwellings" instead of what it is right now. Dausman asks why does the unbuildable lot have to be 150 feet of width? Lovelace says because of district regulations, it makes the lots in this district that width. Dausman says that's for lots that can build or already have a house on it so it should be struck because it's just adding another regulation for a lot that isn't even buildable. Gray asks how do we define lot width? Vantimmeren explains what ordinance says. Gray brings up they have done splits in the past that are technically not allowed then. Commissioners agree this is why we are cleaning it up to make it clearer. Commissioners agree to move onto next section.

- ii. A draft zoning ordinance amendment to amend certain language in Section 5.04.1 - Minimum Lot Area and Width of the Agricultural Preservation Zoning District. Discussion held.

Conversation among commissioners about how a lot created before August 10, 2005, is buildable for a new build without splitting. Commissioners agree to add to the sentence Greg made "without needing to split". Discussion that this section has helped make it clearer. Discussion about how amendments will help when people coming in say that something else was allowed but that was under old ordinance.

VanTimmeren brings up how he doesn't want to have lot size maximum for AG. Zahm states he thinks they should because then they will end up like Tallmadge and houses in the middle of AG properties ruining AG lands. Discussion about limits and maximums for AG land. Dausman says he understands where VanTimmeren is coming from. Anderson says he doesn't want to end up like how Tallmadge is. Discussion among commissioners about driveways not taking away farmland. Dausman sees VanTimmerman's side because if you own it, you should be able to split your property, we shouldn't be forced to farm it. Anderson says he also understands that, but we have to decide if our goal is to preserve farmland or not. Dausman talks about collective agreements between farmers, so if you buy land in AG, you basically are going into that agreement. You implicitly buy into that agreement; we already have that agreement in place because of the ordinance. Discussion between members about their goals for AG land. VanTimmeren asks then why not put restrictions on lots with existing dwellings then too? Gulker answers because some existing dwellings have buildings spread out that go over more than 1-2 acres. Discussion between commissioners on when they would like these proposed text amendments drafted and before them for public hearing. It's noted that deadline already missed for public hearing for March meeting, so hoping for public hearing in April with proposed amendments draft ready. Dausman states Rick the Supervisor of Wright told them to limit expenses so he will be drafting the language of the proposed amendments for the PC, not Fresh Coast Planning. Dausman will get draft to everyone. Dausman also states if Nelson land division application is not in and there are no action items for March meeting then they will not have a meeting.

b. October 2023, Minutes Discussion

Dausman brings up the Kluting Barn that they discussed at the October 2023 meeting and asked if anyone remembered what was decided, that he remembers recommending it to the ZBA. VanTimmeren states he remembers finding out that they had the right to do the barn without having to the ZBA. Dausman states that the Kluting Barn discussion they had does not show up anywhere in the October 2023 minutes, and the November 2023 minutes also does not address it at all.

Therefore, Dausman made the following statement, I would like the following statement and subsequent motion entered into the record of this meeting. Seeing that certain actions were taken by the Planning Commission at the October 2023 meeting that were inadvertently left out of the minutes of that meeting, and that subsequently at the November 2023 Planning Commission meeting the Planning Commission approved the October 2023 minutes failing to recognize the omission, I hear by make the following motion, I move that the minutes of the October 2023 planning commission meeting be corrected to include in the appropriate place that The Planning Commission determined that the existing ordinance allowed the owners, Mike and Terri Kluting, of 3130 Arthur, to rebuild the barn that burned down in the same place that it existed prior to the fire. Dausman moves for the motion to be approved, Anderson seconds. Roll call taken, Zahm yes, VanTimmeren yes, Gray yes, Dausman yes, Anderson yes, motion carried.

7. Old Business

- None
8. Commissioner comments;
 - VanTimmeren states someone is doing some fill right next to a waterway and its right under a powerline, Lovelace says EGLE could be notified if he wants to know if they have gotten correct permits, 1390 Roosevelt.
 - Zahm brings up Berlin Fair and how they bought the Kings property. Zahm states they may want to do a few splits and use it for parking after splitting off a few. They will also have to changing the zoning on it.
 9. Township Board comments from Trustee Anderson; Township Hall was approved at last Board meeting.
 10. VanTimmeren motioned to adjourn the meeting at 10:03 Anderson supported, all ayes, motion passed.

Respectfully submitted by Alexis Gulker, Planner / Any documents referenced in these minutes are on file in the Clerk's office.