

WRIGHT TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
December 18<sup>th</sup>, 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 Chair Rich Dausman. Also present at the meeting were Commissioners, Vice-Chair Steve VanTimmeren, Ken Zahm, and Secretary Brad Anderson. Commissioner Steve Gray was absent. Theresa Frank was present to take the 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 Department spaces.
3. Anderson motioned to approve the agenda, VanTimmeren supported this motion. All ayes, motion carried.
4. Dausman motioned to approve the November 20<sup>th</sup>, 2023, meeting minutes under the condition that a change in wording be made to page 2, under, 8b, the last sentence. Which reads "Nothing can be done by the commissioners or the Board at this time until there is some direction from legal and more discussion". It now read "Planning Commission decided to get legal advice prior to proceeding." This was supported by Anderson, all ayes, motion carried.
5. Public comments;  
None
6. New Business;  
A Site Plan Review application requesting an agricultural land division by Gary Peterson to divide an existing 14-acre parcel into a 5-acre and 9-acre parcel within the Agricultural Zoning District was presented to the Commission. After the Commissioners and applicant discussed the land division Anderson motioned to approve the land division at 1945 Cleveland Street. Zahm supported this motion. All ayes, motion carried.
7. Old Business;
  - a. A review of proposed ordinance amendment 23-12-01, regarding building height was continued from the December meeting. It was decided that Lovelace would make updates to the wording and present the updates at the January meeting.
  - b. A continued discussion on nonconforming buildings in the Ordinance Section 301.3, subsections A, and B. When an older nonconforming structure is damaged or destroyed, does the rebuild now have to conform with the ordinances? The answer to this in 301 subsection A is contradicted in subsection B. After the commission's discussion, it came down to reword subsection B or Remove it from the Ordinance. The commissioners decided to add changes to the amended ordinance by eliminating 301. Subsection B., and to eliminate the need to have projects go to the Planning Commission to review and recommend for the Zoning Board of Appeals.
  - c. A discussion of the Master Plan was continued from the November 2023 Meeting. The discussion was regarding the Master Plan text regarding changing zoning districts. Anderson motioned to approve the Master Plan map amendment regarding the lots between Hayes Street and the freeway east of Maple Street. Text regarding rural agriculture is as follows; "Land within this classification may also include environmentally sensitive areas that cannot accommodate septic systems for higher density, and where appropriate access for traffic is

limited. In these cases, additional lot area may be necessary.” VanTimmeren supported this motion, all ayes, motion carried.

- d. A continued discussion from the December 2023 meeting regarding Storage buildings versus, Accessory buildings.
- e. Supervisor asked Lovelace to ask the Planning Commission to consider looking at land divisions in the agricultural districts. Some discussion was had, but Commissioners decided to look at it at a later date.

8. Commissioner Comments;  
None

9. Anderson, Trustee on the Township Board reported that the site plan for the new Township Hall will be coming to the Planning Commission in January.

10. Anderson motioned to adjourn the meeting at 10:00 p.m. Zahm 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.*