

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
January 15, 2024 - 7:30 PM
Township Office 1565 Jackson St. Marne, MI 49435
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, Steve Gray, Ken Zahm, and Secretary Brad Anderson. Theresa Frank 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 Department spaces.
3. VanTimmeren motioned to approve the agenda with one item added, Elections of Offices added to the agenda, which will now be #4 On the agenda. Anderson supported this motion. All ayes motion carried.
4. Election of Commission officers;
Dausman asked for any nominations for Chairperson. Dausman asked for any other nomination three times hearing none, VanTimmeren motioned to elect Rich Dausman for Chairperson, and Anderson supported all ayes, Motion carries. Dausman was Nominated.
Dausman asked for any nominations for Vice Chairperson. Dausman asked for any other nomination three times hearing none, Gray motioned to elect Steve VanTimmeren for Vice Chairperson, and Anderson supported all ayes, Motion carries. VanTimmeren was nominated.
Dausman asked for any nominations for Secretary. Dausman asked for any other nomination three times hearing none, VanTimmeren motioned to elect Brad Anderson for Secretary, and Gray supported all ayes, Motion carries. Anderson was nominated.
5. Anderson motioned to approve the December 18th, 2023, Planning Commission Meeting Minutes. VanTimmeren supported. Discussion was held. Dausman pointed to items that needed correction Motion to approve failed, all nays. Dausman motioned to approve the December 18th, 2023, Commission meeting minutes with the following three corrections;
 1. Under number #4, on the agenda, it says "Anderson motioned". It should read "Dausman" motioned.
 2. Under #7, the 3rd bullet point down on the agenda it referred to an amendment to the Master Plan map. The lots between Hayes St. and the Freeway east of Maple St. that are affected need to be identified.
 3. Under #9, on the agenda where it reads February, it should read "January".
VanTimmeren supported, all ayes motion carried.
6. Public Comments; None
7. New business;
 - A land division application by Sharyl Dietrich at 952 Arthur Street, Marne, MI. 49435, was reviewed. She is requesting a 10-acre parcel be divided into a 4.5-acre and a 5.5-acre parcels, within the Agricultural Zoning District. After reviewing, and seeing all requirements were met Anderson made a motion to approve the land division, Gray supported it, all ayes, motion carried.
 - Public Hearing on the proposed zoning ordinance amendment portion of the meeting.

Lovelace updated what was to be worked on.

1. Definitions. The proposed ordinance would amend Sec.200 to remove the definition of Garage, private.
2. Zoning Map Amendment. The proposed ordinance would remove Chapter 28 in its entirety.
3. Accessory Buildings. The proposed ordinance would amend Sections 705, 806, and 907 to remove the accessory building height limit of 16 feet and amend Sections 507, 605, 705, 806, 907, 1005, 1107, and 1204 to state that accessory buildings shall meet the same minimum setback requirements as principal buildings.
4. Improvements and Regulations. The proposed ordinance would correct Scrivener's errors in Chapter 30 Section 107.
5. Restoration, Repairs, alterations. The proposed ordinance would remove Section 301.3(b) that permits the reconstruction in the same location of nonconforming dwellings and their accessory buildings destroyed by any means.
6. Procedure. The proposed ordinance would remove Section 1600.13(4) which requires a variance request to first be reviewed by the Planning Commission with a recommendation to the Zoning Board of Appeals.

After the commissioner's discussion, Dausman opened the public comment portion of the meeting at 8:43 p.m. Brenda Smith asked about accessory buildings per principal building. She thought if the ordinance said In High Density a developer has to have a garage per unit in a principal building it would decrease the number of apartment buildings per parcel. Which she would like. Dausman answered by saying the ordinance does not say a separate accessory for each unit, but two accessories per principle building. An accessory can be one carport with 4 parking spots in it. However, this does not say the developer would have to put any carports or accessory buildings at all. They could just have a parking lot for the renters.

Dausman asked for any other comments. Steve Quirk from 16 Avenue in Marne asked if the commercial building offset was going to be 20' or 10'. Dausman said it was going to stay at 20', Dausman asked for any other comments, hearing none he closed the public comment portion of the meeting at 8:46 p.m.

At this time Gray made a motion to recommend the proposed Amendment changes to the Township Board for approval. Anderson supported this motion. All ayes motion carried. Dausman requested a copy of the amendment with the few changes be forwarded to himself and Secretary Anderson.

- Wright Township New Municipal Building Site Plan Review. The proposed building is 7,470 square feet. The property is 51 acres located at 2040 Cleveland Street and is zoned Agricultural. Municipal buildings are a permitted use in this zoning district.

Anderson motioned to approve the site plan as presented, which includes;

1. Existing Conditions & Removals Plan C-101A, revised 1/3/2024, Roosien & Associates.
2. Existing Conditions & Removals Plan C-101B, reviewed 1/3/2024, Roosien & Associates.
3. Site Layout and Landscape Plan C-102, revised 1/3/2024, Roosien & Associates.
4. Site Utility Plan C-103, revised 1/3/2024, Roosien & Associates.
5. Grading and SESC Plan C-104, revised by Roosien & Associates.
6. Entrance Plan C-105, revised 1/3/2024, Roosien & Associates.
7. Detail Plan C-501, revised 1/3/2024, Roosien & Associates

- With The following conditions;

1. A soil Erosion permit is issued by the OCWRC.

2. Stormwater detention is approved by the OCWRC.
3. A commercial driveway permit is issued by the OCRC.
4. Well and septic permits are issued by the OCHD
5. Parking lot lighting specs shall be submitted and approved by the Planner.
6. Township provides traversable accessibility through the easement as is reasonably necessary for farming the back of the property.

Gray supported this motion. All ayes, motion carried.

8. Old Business;

- Agricultural District Land Division Chapter 5 Discussion. This was tabled until the February 19th, meeting.

9. Commissioner Comments; None

10. Township Board comments from Trustee Anderson; None.

11. Gray motioned to adjourn the meeting at 9:45 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.*