

Amended Minutes

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
OCTOBER 16TH, 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 to approve the September 18, 2023, meeting minutes, on the condition wording is changed under OLD BUSINESS, 7. a. In the 3rd sentence it reads "Lovelace will take the draft of the Ordinance to someone that has more knowledge of Solar for residents". The word. change is as follows; "Lovelace will take the draft of the ordinance to a professional in the industries". Gray supported; all ayes, motion carried.
5. Public comments for subjects not on the agenda. One comment was regarding parking standards in the township. The resident reminded the Commissioners that the parking along the Veterans Park is public parking. The thought was that more parking should be shared to the public. Another comment regarded who governs the township ordinances. Dausman answered that the ordinances are the townships laws. Ordinances, and amendments to ordinances are in the end made by the township residents. There are public hearings whenever a new ordinance or amendment is made. Residents have their say on any subject being discussed. Motions and supports are made by people the residents have appointed to do so, along with taking the public's comments into consideration and following the law of the ordinance. Several other questions regarding new developments in the township came up that the Commissioners just won't have the information to answer until an application comes into the office and all the needed information comes along with it. For any further questions on High Density Residential and Low Density Residential, Dausman requested that the residents go to the township's website. www.wrighttownshipottawami.gov. and go to the listed ordinances on those subjects. It is all posted there.
6. New Business;
 - a. Public Hearing portion of the meeting for a proposed ordinance amendment for multiple uses within the Commercial, Village, & Industrial zoning districts. Dausman and Lovelace explained that all three districts have ordinances, or their own

requirements. The Commission is considering changing the rules to accommodate more than one business in one building. Right now, the ordinance does not allow multiple business in a single building. The thought is this may be occurring now in the Township, and by amending the ordinances this would bring all multiple business in one building into compliance with the ordinances, if the P.C. and the Board agree. The commissioners said they could not really find a reason not to make the amendment. At this time Dausman opened the public hearing portion of the meeting at 8:07 p.m. Dausman asked for comments from the public. The first comment was regarding business's parking spots. The person thought that there should be more flexibility for parking that the business's must have on their property. Lovelace said that in the Village District there is more flexibility in the ordinance. One thought was that maybe the parking can be taken into consideration on a project-by-project basis. Dausman said that they may investigate the parking policies for Wright Township at another meeting. The next comment was regarding the businesses that are not in compliance with the current ordinance, and why have they have been able to operate this way. Dausman replied that most non-conformance is brought to the township through a complaint. The township does not go looking for problems, but if a complaint comes in then action would be taken. The change is desired to make multiple uses within one building available to property owners. Another comment was regarding taxes to multiple businesses in one building. VanTimmeren said the property tax responsibility would still be to the owner of the building not the renter. Zahm mentioned that the renter may have some personal tax to pay for the machinery in the building. Dausman asked for any other comments regarding the public hearing, hearing none he closed this portion of the meeting at 8:28 p.m. The Commission then went through the Ordinance Amendment 2023-10-01. VanTimmeren suggested that the wording in the second sentence under Section. 1102 be changed to "Multiple uses may be permitted on a parcel of land, with-in one building, or in more than one building". Gray motioned to change the new wording in the Commercial Districts, and Anderson supported. All ayes, motion carried. Gray motioned for this wording to also be changed in the Village District. Anderson Supported, all ayes, motion carried. Gray motioned to do this wording change in the Industrial District also. Zahm supported, all ayes, motion carried. A recommendation to approve the Ordinance with its rewording will then go to the Township Board for Approval.

- b. 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.
(Minutes amended on February 19, 2024, by the Planning Commission)

7. Old Business;

- a. Under old business the Commissioners worked on the Private Solar Ordinance Amendment, number 2023-10-01. After going through the provided ordinance to the Commission VanTimmeren motioned to recommend sending the amendment number 2023-10-01, to the Board for approval with the following changes;

1. Under 329.5 (c), (1), (i), (a) Height of seven (7) feet needs to be changed to height of (10) feet.
 2. Under 329.5 (c), (1), (ii), remove (a), (b), and (c).
- Anderson supported. All ayes, motion carried.

b. Commissioners had discussions on the Master Plan Map.

8. Commissioners comments; None.

9. Wright Township Board representative comments; Trustee Anderson Reported that several members of the public at the Board Meeting were upset because the Assessors team working in the field assessing properties had no identification to show homeowners they were with Wright Township. They now have vests to wear, and lanyards with identification showing they are working for the Township of Wright. Board Meeting Date is changed to November 06, 2023.

10. Anderson motioned to adjourn the meeting at 10:50 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).