

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
March 18, 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. 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. Anderson motions to approve agenda, Gray seconds. All ayes, motion carried.

4. Approval of February 19, 2024, minutes. Discussion held between commissioners regarding how they would prefer minutes be taken. Anderson motioned to approve the February 19, 2024, Planning Commission meeting minutes with the following corrections;

- On page two under new business (a) switch the beginning of the second sentence from “What Ransford did to commissioners” to read “What Ransford wrote for the commissioners.”
- On page three first paragraph switch the beginning of the ninth sentence from “Dausman talks about collective agreement between farmers” to read “Dausman talks about collective agreement between property owners.”
- Eliminate the third to last sentence from the first paragraph on page three.
- Under new business (b) put quotations around Dausman’s statement on page three.
- Under new business (b) switch “Dausman moves for the motion to be approved” to read “Dausman asks for the motion to be approved” on page three.

Gray seconded. All ayes, motion carried.

5. Public comments; none

6. New Business;

a. Nelson Land Division – 18300 24th Ave

Discussion between commissioners and applicant regarding application, easement, and drain field.

VanTimmeren motioned to approve the Nelson AG Land division as presented with the five conditions set forth in the memorandum from Fresh Coast Planning:

- A minimum 33-foot-wide easement shall be a condition of approval.
- The lot shall have a minimum width of 150 feet, the easement shall extend onto the new property the full minimum width required of the Agricultural Zoning District.
- The shared driveway must comply with the requirements for shared driveways contained in Chapter 29

- Approval of this land division does not guarantee County approvals and a buildable lot.
- The dwelling location is subject to a Zoning Permit and must meet the minimum setback requirements for the Agricultural Zoning District.

Anderson seconded. All ayes, motion carried.

b. Master Plan Draft

Discussion between commissioners regarding Master Plan Draft.

Gray motioned to recommend to the Board of Trustees approval of the distribution of the 2024 Master Plan Draft to the public for comment. Anderson seconded. All ayes, motion carried.

c. Master Plan Maps Discussion

Discussion between commissioners about maps, Anderson will ask Board what they think.

7. Old Business

a. Discussion continued of Agricultural Chapter Zoning Ordinance Amendments

- i. Section 503 - Sliding Scale for Lot Splits and Dwellings
- ii. Section 504.1 - Minimum Lot Area and Width

Discussion between Commissioners regarding proposed changes from Dausman. Discussion regarding 504.1 intent of language for lots created before August 10, 2005. Vantimmeren suggests taking out the date of Section 503a and rewording it. Anderson suggests changing heading to "Lot Area and Width Requirements" of section 504.1. Dausman suggests adding the line J. Lovelace suggested to 503a section "This new dwelling will count toward the number of buildable lots allowed, as shown in the Permitted Lot Split Table below." Dausman asked Fresh Coast to redo it and send it to the Planning Commission to review then decide if its ready for public hearing.

8. Commissioner comments; None

9. Township Board comments; Trustee Anderson stated that the Board had budget meeting last week and the Board is satisfied with the budget. Dausman made comments about new Township Hall.

10. Anderson motioned to adjourn the meeting at 8:54pm, VanTimmeren 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.