

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
APRIL 15, 2024 - 7:30 P.M.
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 for support and Planner Julie Lovelace from Fresh Coast Planning was present to take minutes of the meeting.
2. Dausman announced no parking in the reserved fire spaces.
3. Anderson motions to approve the agenda, Zahm seconds. All ayes, motion carried.
4. Approval of minutes dated March 18, 2024. VanTimmeren motions to approve the agenda, Gray seconds. All ayes, motion carried.
5. Public Comments; None.
6. New Business:
 - a. Public Hearing: Zoning Ordinance map amendment (rezoning) request 1721 State St. Berlin Fair dual zoning request Fair District and Village District.

Randy VanManen Fair Board member spoke regarding the application. Wishes to put approximately 17 acres from the High Density Residential (HDR) the Fair District, and 4 acres from HDR to the Village District. The request for Fair District is mainly for parking. Chad Horling is also on the Fair Board. There would be light towers for the parking area. There would be a crossing guard. There may be draft horses to pull wagons with kids in this area. The purchase of this property is contingent on rezoning approval. Closing is scheduled for 4/29/2024. After the PC makes a recommendation, we will need the owner to sign the application.

Public hearing open for the Fair District rezoning request 7:39 p.m. Members of the public expressed approval of the planned rezone. The Applicant intends to continue haying the field when not used for parking. The back section would need to be tiled for drainage. There is no suggestion to rezone any other parcel to HDR at this time. If that were to happen, there would be another public hearing. HDR parcel sizes were explained. A member asked about stormwater runoff. A tile will be used to route stormwater to the south. Public hearing closed 7:48 p.m. VanTimmeren stated traffic will need to be addressed during races. VanTimmeren asked if the plan is for the Fair to grow. The Applicant stated steady, small growth is planned.

Zahm motioned to recommend approval to the Township Board rezoning from HDR to Fair District since it is consistent with the Master Plan. Gray seconded. All in favor: 5-0. Motion carried.

Public hearing open for the Village District rezoning request 7:56 p.m. The plan is to divide the house from the parent parcel, rezone, and sell the house. Sherry Chaidez asked if this could become a commercial use. The permitted and special uses for the Village District were explained. Public

hearing closed 7:59 p.m. The PC discussed the fact that not much more could be constructed on this parcel due to wetlands.

Gray motioned to recommend approval to the Township Board rezoning from HDR to the Village District since it is consistent with the Master Plan. Anderson seconded. All in favor: 5-0. Motion carried.

- b. Jake Braking General Ordinance discussion. Polkton and Crockery Township examples were discussed. VanTimmeren asked if a time of day for prohibition should be stated. Dausman mentioned that he did not want to discriminate against third shifters who sleep during the day. A member of the public suggested each street coming off of the freeway, and both off-ramps, have a “no jake braking” sign without a specified time of day (covering the entire 24-hour period). It was discussed that this should be coordinated with the Ottawa County Road Commission (OCRC). Anderson suggested an ordinance covering something like a three-mile radius around Marne, but not the entire Township. Dausman suggested the PC discuss with the public to get recommended signage locations. Dausman liked the Crockery Township sample. VanTimmeren was concerned about having this ordinance apply to the AG and Industrial districts. Alexis will draft a general ordinance for public hearing in June.
7. Old Business:
 - a. Agricultural Chapter Ordinance amendment continued discussion. There were two changes to the draft. Alexis will write public notice for a public hearing for this in June as well. If no new applications, the May meeting will be cancelled. Jan Redding asked if there was any interest in creating flexibility with the two-acre maximum parcel size for Ag land divisions. Dausman did not feel inclined to increase the two acres and the PC agreed.
 8. Commissioner Comments: Dausman stated there is a groundbreaking ceremony/photo-op Wednesday evening 5:30 – 6:30 p.m. at the new Township property.
 9. Township Board comments: None.
 10. Anderson motioned to adjourn the meeting at 8:48 p.m., Gray seconded, all ayes motion carried.

Respectfully submitted by Julie Lovelace and Alexis Gulker Planners / Any documents referenced in these minutes are on file in the Clerk’s office.