

WRIGHT TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
June 17, 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 to take minutes of the meeting.
2. Dausman announced no parking in the reserved fire spaces.
3. Anderson motioned to approve the agenda, Zahm seconds. All ayes, motion carried.
4. Approval of minutes dated April 15, 2024. Vantimmeren motions to approve the agenda with the change of "Jan" to include her last name "Jan Redding" under Old Business, Anderson seconds. All ayes, motion carried.

5. Public Comments; None.

6. New Business:

a. Public Hearing: 2024 Master Plan Final Adoption Review

Zahm asked if they are changing the Master Plan Map north of the highway to R-A or if the 2017 Master Plan Map was already that as well. Gulker looked up 2017 Master Plan map and confirmed that was also master planned as R-A. Gulker showed the commission the changes from the map of 2017 to the 2024 map.

Public hearing opened by Dausman at 7:46pm.

- No comments from the public.

Public hearing closed by Dausman at 7:48pm.

Anderson motioned to adopt the resolution in the 2024 Wright Township Master Plan and send the Master Plan on to the Board. Gray seconded. All ayes, Anderson, Gray, Dausman, Zahm, and VanTimmeren, motion carried.

b. Public Hearing: Agricultural Zoning District Proposed Text Amendments for Section 503 and Section 504.1 of the Wright Township Zoning Ordinance. Dausman explained the paragraph that was created regarding 8 acres and the July Date. The commission discussed the changes and the effects of the added paragraph in section 503b.

Public hearing opened by Dausman at 8:18pm.

- Dennis Umlor asked, "Can you buy 10 acres and then split down to 2 and then build?" Dausman answered yes that's how they would have to do it if the lot still has a buildable lot.

Public hearing closed by Dausman at 8:22pm.

VanTimmeren motioned to recommend approval of the proposed text amendments to Section 503 and Section 504.1 of the Wright Township Zoning Ordinance to the Township Board with the elimination of the proposed second paragraph of Section 503b as referenced above in the first paragraph of 6b. Anderson seconded. All ayes motion carried.

- c. Jake Braking General Ordinance discussion. The Planning Commission discussed where they should have the ordinance be effective in the Township before it is sent on to the Board. Dausman asked if a public hearing was needed, Gulker confirmed no public hearing is needed. Anderson suggested 8<sup>th</sup> avenue to Garfield to 16<sup>th</sup> avenue and 8<sup>th</sup> avenue where it curves and becomes Hayes.

- Dennis Umlor states lots of people jake brake by his house located at 2018 Wilson St.

Anderson motioned to send the Jake Braking Ordinance to the Board to approve with the areas they suggested, but ultimately leaving it up to the Board to finalize the locations, Gray seconded. Four ayes, Gray, Anderson, Dausman, VanTimmeren, and one nay, Zahm, motion carried.

7. Old Business:

- Gulker stated that it was brought to her attention last week that DeWy's of 15300 8<sup>th</sup> Ave wants a special meeting for proposed major amendments to the landscaping on their site plan that was approved by the Planning Commission already, they don't want to wait until the next regular scheduled July meeting. The Planning Commission discussed and stated they are okay with doing a special meeting if the Township is and if DeWy's pays for the special meeting.

8. Commissioner Comments: Dausman states if there is special meeting for DeWys, then they could cancel the regular July meeting.

9. Township Board comments: None.

10. Gray motioned to adjourn the meeting at 8:49 p.m., Zahm seconded, all ayes motion carried.

Respectfully submitted by Alexis Gulker Planner / Any documents referenced in these minutes are on file in the Clerk's office.