

WRIGHT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
October 21, 2024- 7:30 P.M.
TOWNSHIP OFFICE - 1565 JACKSON ST. - MARNE, MI 49435
www.wrighttownship.com

1. The meeting was called to order at 7:30p.m. by Chair Rich Dausman. Also present at the meeting were Commissioners, Vice-Chair Steve VanTimmeren, Steve Gray, Ken Zahm, and Secretary Brad Anderson. With no members absent. 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. Gray motioned to approve the agenda with the addition of adding DeWys landscape plan discussion under old business and discussion of a fencing ordinance now under number 8 and move the corresponding agenda items down. Anderson seconded. All ayes, motion carried.
4. Approval of minutes dated July 15, 2024. VanTimmeren motioned to approve the July 15, 2024, minutes. Zahm seconded. All ayes, motion carried.
5. Public Comments; none.
6. New Business:
 - a. Natural Choice Foods- 1125 Comstock Park St- Site Plan Review – Building Addition

Discussion between commissioners regarding application. The applicant Jeff Brinks representing Natural Choice Foods explained the proposed addition to the existing building. Commissioners held discussion with Jeff Brinks and Alexis Gulker regarding the proposed plan and questions they had about lighting, engineer comments, fire department trash concerns, and gravel driveway.

Gray motioned to approve the proposed addition to the existing building as presented, which includes:

- Sheet CO- Cover sheet/Overall Site Plan – Dated 10/10/24
- Sheet C1 – Site Layout, Grading, & SESC Plan – Dated 10/10/24
- Sheet C2 – Notes & Details – Dated 10/10/24
- Sheet A1 – Proposed- Dated 9/9/24
- Sheet A2 – Proposed- Dated 9/9/24
- Sheet A2 –Existing – 11/02/2020
- Wall Panel Systems by Falk- Hidden Fixed Wall Panel HFW – 40

with the following conditions:

1. The applicant satisfies the Township Engineer requirements/comments prior to issuance of a building permit and prior to final occupancy.
2. The Township Fire Department is satisfied with the proposed plans prior to issuance of a building permit and prior to final occupancy.

3. A condition that they receive approval from Ottawa County Water Resources Commission.
4. Any changes to the approved site plan shall return to the Planning Commission for review and approval, if appropriate;

Anderson seconded. All ayes, motion carried.

b. Summary of New Legislation and Review of Wright Solar and Wind Ordinance

Discussion between commissioners and Alexis Gulker regarding new state law, what the current zoning ordinance has, and options for the Township going forward. The Planning Commission decided they will review the wind ordinance themselves and Alexis Gulker will put it on old business for the next meeting.

7. Old Business:

a. DeWys Landscape Plan Discussion

Discussion between commissioners and applicant about five trees missing from the site plan when Alexis Gulker did her site inspection. Applicant explains overlooking it in July and they would like to keep it as it is today and also it would help with safety pulling in and out of the driveway. Applicant explains they already have lots of trees and landscaping that makes their property look nice.

Gray motioned to approve the landscaping as it is right now with those five less trees due to traffic safety on the northwest side of the drive. Zahm seconded.

VanTimmeren asks if it shouldn't be voted that way because it was originally because of oversight not safety. Commissioners agree.

All nays, motion is not approved.

VanTimmeren motioned to approve the DeWys landscaping as it is today with the 5 less trees than what was approved in July of 2024. Anderson seconds that motion. All ayes motion carried.

8. Fence Discussion

Alexis Gulker explains to commissioners that the Wright Township Zoning Ordinance does not have fencing requirements for residential fences, this could cause issues in the future if it not already has. Discussion about fences between commissioners. The commissioners decided they would like to look at a sample of a fence ordinance and requested Alexis Gulker bring Tallmadge Charter Townships fence ordinance to them at their next meeting to review.

9. Commissioner Comments: Zahm commented the Zolinski property that is zoned agricultural right now and is master planned as industrial and some people are starting to wonder about the property and talks of rezoning has been rumored for it.

Discussion between commissioners about solar farms and people getting flyers in their mailboxes.

Zahm commented that fiber optic lines are hanging too low across Cleveland, and 8th Avenue, that a big truck can hit it and knock it down and someone could get hurt. Zahm asked how do we fix this when

consumers say they must be 30 inches below their lines and Mercury and Spectrum is saying it is their fault? Dausman stated he is going to call Luke Meerman regarding this to bring it up to the state.

Dausman thanks VanTimmeren for Planning Commission service.

10. Township Board comments: Anderson commented the new Township Hall building will be done in December and that it will begin to be rented out starting in January and February. Conversation between commissioners about where the project stands right now.
11. Anderson motioned to adjourn the meeting at 8:55 p.m., Gray 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.