

WRIGHT TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING MEETING MINUTES
MAY 19, 2025- 7:30 P.M.
TOWNSHIP OFFICE – 2024 CLEVELAND STREET EAST - COOPERSVILLE, MI 49404
<https://wrighttownshipottawami.gov>
Minutes approved at July 21, 2025 P.C. Meeting

The meeting was called to order at 7:30 p.m. by Chair Rich Dausman. Also present at the meeting were Commissioners, Steve Gray, Ken Zahm, Vice Chair Tyler Austin, and Secretary Brad Anderson. With no members absent. Planner Alexis Gulker from Fresh Coast Planning was present for support. Clerk Theresa Frank was present to take minutes of the meeting.

1. Anderson motioned to approve the agenda. Gray seconded. All ayes, motion carried.
2. Approval of minutes dated April 09, 2025. Gray motioned to approve the April 09, 2025, minutes on the contingency the word No on page 2, paragraph 2, end of line 2, be removed. Anderson seconded. All ayes, motion carried.
3. Public Comment;
 - a. Deb Ruegsegger offered comment regarding the AX MI TAX group. Reporting that Karla Wagner will have a meeting with the public at Tallmadge Township on June 11, 2025, opening doors at 6:00 p.m., with speaker Wagner starting at 6:30 p.m.
4. New Business:
 - a. Public Hearing – Special Use – Lakeshore Concrete Pumping – 1100 Comstock St. Marne.
Alexis from Fresh Coast Planning asked the Planning Commissioners to please consider structure façade, parking, and engineer review.
Dausman asked Lakeshore to introduce themselves and to give the Commissioners information about their plan before the public hearing opened. An engineer for Lakeshore Andy Brooks reported all the information the Commissioners needed to know about the plan. Owner Casey Wynsma explained he wanted to build a new shop on Comstock Street in Marne. In his business he reported that they move concrete from point A to point B. Anywhere a concrete truck cannot get to. He rents in Nunica right now and wants to have his own building. They do not sell anything it is just a building to store their vehicles and equipment. They have four (4) employees at this time. Anderson asked how heavy the equipment is. Wynsma let him know they weight ten thousand to fifty-four thousand pounds, somewhat comparable to a dump truck. Dausman asked where the equipment was washed out. Wynsma let him know that was done at the work site.
Public hearing opened at 7:47 p.m.
Discussion between commissioners regarding proposed text amendment. They reviewed the planner’s memo. They discussed building façade, parking, engineering, and more.
Dausman requested public comments. Ed Niemi questioned the ordinance request of 80% wood grain or wood substitute for the building façade. He feels the pricing has gone so high that it adds unneeded cost to projects.
Dausman asked for more comments hearing none he closed the public meeting at 8:03 p.m.
Gray motioned to approve the Special Land Use for Lakeshore Concrete Pumping as presented, which includes:
 1. Site Plan Sheets prepared by Callen Civil Engineers, dated 04/24/25, Sheet CS Cover Sheet, Sheet CO.1 Existing Conditions/ Removals Plan, Sheet C1.0 Site Layout Plan, Sheet C2.0 Grading, Drainage, SESC Plan, Sheet C3.0 X-Sections, Notes and Details.
 2. Building Elevations by Dean Rooks Architecture Sheet A-2 dated 04/15/25. Floor Plans by Dean Rooks A-1 dated 04/10/25. Ramco Metal Roofing and siding specification sheets.

3. Ramco Supply Weathered Wood siding specification picture.
4. RX-4 Panel specification sheets.
5. Ram Panel specification sheets.
6. Board and Batten specification sheets.

With the following conditions:

1. Compliance with Engineer Gritters' letter.
2. Compliance with Township Fire Department letter.
3. Shall Comply with Storm Water Ordinance of Wright Township (if necessary).
4. The work done to the Sanitary Sewer will be done to the City of Grand Rapids Standards.
5. The applicant must provide the Township with written construction plan approval from the Ottawa County Water Resource Commissioner's (OCWRC) Office prior to construction.

Zahm supported this motion, all ayes, motion carried.

- b. Public Hearing – Zoning Ordinance Text Amendment – Section: 501(q) 11 – Agricultural Zoning District – Permitted Uses Farm Labor Housing.

Dausman read the ordinance with the text amended by Township legal counsel. This was then discussed by the Commissioners. At this time Anderson shared a message from Fire Chief Gavin. Anderson went on to say that Chief Gavin recommended sprinklers in the buildings being discussed. The state requires this for businesses, but it is not required in agriculture. Alexis shared that this would be something that would be discussed when an applicant came to the Planning Commission with a Site Plan. This meeting is to decide whether to approve or deny a text amendment to the Farm Labor Housing Ordinance. Public hearing was opened 8:21 p.m.

Public comment was made by Deb Ruegsegger. She wanted to know how many Farm Labor Workers where in the Farm Labor House in Wright Township. She was told 152. She then asked how many Farm Labor Houses were in Wright Township, and how many building were on that site. She was told one (1) property at this time, and there are six buildings there. An interested person told Deb that they are planning to take down five of them and keeping one to remodel and make it larger.

Dausman closed the public hearing at 8:27p.m.

Zahm motioned to recommend adoption of the zoning text amendment to the Board of Trustees. Austin seconded; all ayes motioned carried.

5. Old Business:

Anderson motioned to amend the Agenda by adding Fencing Ordinance questions to 5a, Old Business, Austin supported, all ayes, motion carried.

Alexis reported that the Board had questions about the fencing ordinance that was recommended to the Board at the last meeting. The question was, should text in the ordinance for fencing be changed to mention pool fencing. Alexis said that the Board does not have anything in Zoning Ordinance regarding pools, and that this may be a good opportunity to do so, but she also said to keep in mind that when people request a permit to put an underground pool in that the pool fencing of some sort is required such as walls, fences, certain covers, or typography. The Commission decided the Fencing Ordinance should stay as presented, and to recommend the Board approve this ordinance.

6. Commissioner Comments:

None

7. Township Board comments:

Anderson reported comments were taken and a couple of Resolutions were past New building signage was brought up. Supervisor feels it should not be much more than the signage for the Fire Station.

8. Anderson motioned to adjourn, and Gray supported this motion. All ayes, motion carried.

Respectfully submitted by Clerk Theresa Frank / Any documents referenced in these minutes are on file in the Clerk's office.