

MINUTES
MECOSTA COUNTY PLANNING COMMISSION

Mecosta County Services Building

March 2, 2023

I. Roll Call

Chair, Ethan Ray called the meeting to order at 6 p.m. Present for roll call were Richard Hatkowski, Gary Lambrix, Glenn Norton, Bill Routley, Lorie Behrens, Bill Stanek, & Paul Bullock, standing in for Annette Coles, Zoning Administrator.

II. Matters Pertaining to the Public

1. Chair Ray asked if there was anyone who wished to address the Commission regarding any subject that wasn't on the agenda. There was no response.
2. Chair Ray then asked if there was anyone who wished to be on the next agenda. There was no response.

IV. Public Comment

Chair Ray asked if there was anyone from the public who wished to make comment. There was no response.

V. Public Hearings on the agenda

1. Special Use Request #PPC23-003 – Raymond/Rena Tindall, 5200 Birch Island Dr, Barryton, Sheridan Township; Parcel #08 047 132 000. Property is zoned LR. Request to allow a second accessory structure on the property.

Chair, Ethan Ray, read the request into the record. The applicants were present to speak in favor of the application, Raymond, and Rena Tindall.

- Second structure will allow belongings to be put away & keep area clean.

Those present to speak against were area residents, Dave Peters, and Amy Hockey.

- Lot side is in question.
- Wants to make sure lot line setback is taken into consideration.
- Believes an additional structure will leave a large footprint.
- Wants to make sure area is kept clean.
- Size of structure may be an issue.

No one else to speak for or against the petition. Chair closed the public portion of the meeting and opened the floor to the Board for discussion and decision.

- Petitioner was asked about lot size; lot is 60 feet wide.
- Side setback will be 12' from property line. Within the zoning requirements.
- Will not block back lot view.

- Applicants live year-round on property.
 - Structure will be small in size, minimizing footprint on property.
 - Structure will have no overhangs.
 - Color of structure will match existing structures on property.
 - Will have to comply with other County regulations, such as building permits obtained and zoning setbacks met.
2. After discussion and based on the findings of facts listed, a motion was made by Gary Lambrich and supported by Laurie Behrens to approve with stipulation that color must match other structure on property; Special Use Request #PPC23-003 – Raymond/Rena Tindall, 5200 Birch Island Dr, Barryton, Sheridan Township; Parcel #08 047 132 000. Property is zoned LR. Request to allow a second accessory structure on the property.

Roll Call Vote – 7 Yeas – 0 Nays

3. Special Use Request/Site Plan Review #PPC23-004 – VerticalBridge Edge, LLC/Robert Garner, 2867 7 Mile Road (2949 7 Mile Rd new address for site), Remus, Wheatland Township; Parcel #12 034 008 000. Property is zoned AG. Request to allow a wireless communication facility on a portion of the property.

Chair, Ethan Ray read the request into the record. The applicant's representative, Rebecca Grant, via Zoom, and property owner, Robert and Joyce Garner, were present to speak in favor of the application.

- Representative stated a change in fencing type to chain link is only difference to be done with application.

There were no other members present who were in favor or against petition.

No one else to speak for or against the petition. Chair closed the public portion of the meeting and opened the floor to the Board for discussion and decision.

- Appears to be a good location.
 - Satellite dishes will be far enough from living (home) structures.
 - Will allow internet access to area.
 - Full area which will be serviced is unknown.
 - Inner fencing will have privacy screening in place.
 - Fencing will be set at a height of; internal 7 feet, and perimeter set at 8 feet.
 - Camouflaging will be required to screening of area.
 - Fiber optic will be brought into area to allow connection to services, to serve the community.
4. After discussion and based on the findings of facts listed, a motion was made by Bill Stanek and supported by Bill Routley with stipulation that fencing must be camouflaged in a manner to hide facility and not be an eye-soar to approve Special Use Request/Site Plan Review #PPC23-004 – VerticalBridge Edge, LLC/Robert Garner, 2867 7 Mile Road (2949 7 Mile Rd new address for site), Remus, Wheatland Township; Parcel #12 034

008 000. Property is zoned AG. Request to allow a wireless communication facility on a portion of the property.

Roll Call Vote – 7 Yeas – 0 Nays

VI. Business Session

Old Business

1. Board contact

- Comment was made by Rick Hatkowski to allow staff to put together a list of board members contact information, which could be shared with all members on how to reach each member if necessary.
- Board agreed this would be nice to have.
- Rick will contact Annette, Zoning Director, to have information compiled and presented to board.

2. Waste disposal for RV's

- Issue is being brought back to the board from October meeting.
- Need to give time for Annette, to pick up where Michelle left off.
- Chippewa Township Supervisor has spoken with Rick Hatkowski on the matter and the township is having an issue with hook up to their sewage areas.
- All concerns will be addressed to Annette once she is back in the office.
- Enforcement of camping regulations are difficult.
- Additional information will be gathered and brought back to the next meeting.

New Business

1. None presented at this time.

Approval of February 2, 2023, Minutes

Gary Lambrix motioned to approve the February 2, 2023 minutes, as presented, supported by Rick Hatkowski. Motion approved.

VII. Adjournment

Meeting adjourned at 6:48 p.m.

Respectfully submitted,
Annette Coles / Director of Building & Zoning

_____, Chair
 Ethan Ray,
 Mecosta County Planning Commission

 Date Approved