

MINUTES
MECOSTA COUNTY PLANNING COMMISSION

Mecosta County Services Building

June 1, 2023

I. Roll Call

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

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 or to be placed on the next agenda. There was no response.

III. Public Hearings on the agenda

1. Special Use Request #PPC23-016 – Jeff Storey, 1839 9 Mile Rd, Remus, Wheatland Township; Parcel #12 014 006 600. Property is zoned C-2. Request/site plan review to allow an oversized accessory structure for a trucking business.

Chair Ray read the request into the record. The applicant, Jeff Storey, was present to speak in favor of the application.

- Has moved the structure farther away from the road due to MDOT requirements.
- Is available to answer any questions from the board.
- Wants to build as large as allowed to accommodate storage and space for working on equipment all year round.

There were no additional members in favor of the petition.

There were no members present to speak against however, staff mentioned there were phone calls received from area residents asking about the use and opposing any type of trucking business.

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.

- The chair commented that the plan is insufficient for review and should have been told to present additional materials by staff. Believes the board should consider tabling until the petitioner can submit more appropriate plans.

Approved

- L Behrens agrees with the Chair, plan does not show paved driveway which is a requirement of ordinance. Doesn't show lighting requirements, landscaping, or screening from neighboring properties.
- G Lambrix disagrees, not a huge project and light traffic impacts. From a business perspective, the cost would be too large to require additional plans. Would like to see the decision made at this meeting.
- The board needs to make sure they do not set a precedence on what is required and what is overlooked.
- Would not be a precedence, other businesses in the past have not been required to submit larger plans.
- The driveway must be paved and meet the requirements of ordinance.
- The petitioner will need ADA accessibility for public and parking spaces.
- The petitioner was asked why did not give more details.
- Petitioner stated have other plans but were submitted to MDOT for approval. Can supply the board with those plans showing driveway paving and other requirements for parking are met.
- Plans from MDOT will be submitted to staff and presented to board for approval and placed in the records.

After discussion and based on the findings of facts listed, a motion was made by Bill Stanek and supported by Gary Lambrix to approve site plan and special use request #PPC23-016 – with stipulations of plans being submitted to staff for paved driveway and parking requirements. Property is zoned C-2 and located at 1839 9 Mile Rd, Remus, Wheatland Township, Parcel #12 014 006 600.

Roll Call Vote – 7 Yeas – 0 Nays, motion approved.

2. Site Plan Review #PPC23-017 – Block Farm, 836 Taft Rd., Sheridan Township; Parcel #08 013 004 001. Property is zoned AF. Site Plan Review for a butcher shop.

Chair Ray read the request into the record. The applicant's representative Tim Bebee, was present to speak in favor of the application.

- Reviewed the site plan in detail.
- Provided overview of architectural aspects.
- Natural drainage of property will be utilized for any water runoff.
- Clarified the front of the structure was the west side of the building, which will be situated from north to south.
- Stated the animals will be inside, in the back of the structure and no one other than staff will be allowed in this area.
- All stipulations are met as requested at the special use hearing.
- Will have 25 or less parking spaces.
- Will have 4-5 employees.

There were no additional members in favor of this petition.

Approved

Those present to speak against were Sheridan Township Supervisor, Vern Young, and neighbor, Brad Hopkins.

- Hours of operation are a concern. What will they be and how will they be enforced?
- Screening from the neighboring properties is of concern. Wondering how the view will be diminished.

The petitioner was given the opportunity to make a rebuttal and answer the questions proposed above.

- Hours of operation are limited to Monday through Friday, 7 am to 5pm with possibility of a ½ day on Saturday.
- There may be occasion for special circumstances of delivery needing to be during off hours. This will be limited to special circumstances only and not done on a regular basis.
- Will be happy to plant shrubbery or add additional landscaping to make more pleasing to neighboring properties.

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.

- Hours of operation were not addressed during special use hearing. But, board believes the petitioner will adhere to the hours stated and made part of the record here.
- Off loading area and animal pens are as requested, inside and under roof of building.
- Natural planting of additional trees would be needed and added in addition to what is proposed.
- Split of property is currently being done, should not affect the water runoff.
- All stipulations requested at special use appear to have been met on the plans.
- Soil erosion will be addressed by the Drain Commissioner.
- Lighting outside of the structure will be required and must not leave the property line of the property.

After discussion and based on the findings of facts listed, a motion was made by Bill Stanek and supported by Richard Hatkowski to approve Site Plan Review #PPC23-017 with the stipulation of lighting on the building for security purposes. Amendment to the motion was made by Bill Routley and supported by Gary Lambrix to include the stipulation of screening with 4-foot-tall trees, every 15 feet, along the west side of the building for the length of the building, amendment was passed unanimously. Property is zoned AF and located at 836 Taft Rd., Sheridan Township; Parcel #08 013 004 001.

Roll Call Vote – 7 Yeas – 0 Nays, motion approved.

IV. Public Comments

Chair Ray asked if there was anyone from the public who wished to make a comment. The following individuals spoke on Gotion, Brent Mason, Bruce Baker, Lori Brock, and Kimberly Herring. In addition, present to speak was Rob McKenzie who thanked the board for their service.

V. Business Session

Old Business

1. Zoning Ordinance – Camping restrictions/regulations discussion.

- Annette Presented additional information which was obtained from Montcalm, and Isabella County on zoning clearances and fines which are assessed to properties for violations of the ordinance.
- To allow time for reviewing the information, a motion was made to bring this back at the August meeting for review and further discussion.
- Annette will put together a proposal on firmer, more strict fines for violations.

2. Revision of By-Laws

- The new wording of the by-laws coincides with time limits set by the Board of Commissioners.
- After discussion, a motion to adopt the new order of business and wording of the bylaws was made by Bill Routley and supported by Rick Hatkowski

Roll Call Vote- 6 Yeas, 1 Nay, Motion approved.

New Business

1. Resignation of Board Member.

- Glen gave a verbal request to resign from the board as he is moving to Muskegon area to be closer to his daughter.
- A round of applause was given for the long service Glen has done in the community and with the Board.
- He will be missed, and we wished him the best of luck in the future with cupcakes and muffins.

Approval of Minutes

Approved

Lori Behrens motioned to approve the May 4, 2023 minutes, supported by Glen Norton and passed unanimously.

Adjournment

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Kim Straley / Recording Secretary


_____, Chair
Ethan Ray
Mecosta County Planning Commission

____ July 6, 2023 ____
Date Approved