

MINUTES
MECOSTA COUNTY PLANNING COMMISSION

Mecosta County Services Building

August 3, 2023

I. Roll Call

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

II. Matters Pertaining to the Public (3-minute limit per speaker)

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 #PPC23-024 – Thomas and Mary Watson, 13152 New Mill Pond Rd., Big Rapids, Colfax Township; Parcel #06 030 013 057. Property is zoned AG. Special use and site plan review for a winery.

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

- Is available for any questions the board may have.
- Believes the drawings are sufficient and meet the criteria needed.

There were no additional members in favor of the petition.

There was no one against the petition.

Staff were asked to explain the commercial plan process. Ms. Coles, the Director, gave the details of what would be needed and why.

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.

- Will need well and septic approval from the district 10 Health Dept. for the commercial use before building permits will be final.
- Special use is ok, great location and area for this use.
- Green space is already established to buffer noise from patrons.
- Has not submitted commercial plans for the site plan review.

Approved

- Believe commercial plans will be required for building permits and health department approval.
- Need to provide proper site plan that is engineered and gives the proper information same as any commercial entity.

After discussion and based on the findings of facts listed, a motion was made by Rick Hatkowski and supported by Bill Stanek to approve the special use request #PPC23-024 – with stipulations that a site plan review with proper drawings be presented to the board at the next meeting. The property is zoned AG and located at 13152 New Millpond Rd., Big Rapids, Colfax Township, Parcel #06 030 013 057.

Roll Call Vote – 6 Yeas – 0 Nays, motion approved for special use only, not site plan review.

2. Site Plan Review #PPC23-025 – Jason and Krista Miller Rev Trust, 5868 Madison Rd., Mecosta, Sheridan Township; Parcel #08 007 010 700. Property is zoned C-2. Request for site plan review to allow additional storage rental units.

Chair Ray read the request into the record. The applicants, Jason, and Krista Miller, were present to speak in favor of the application.

- Available to answer questions from the board.
- Wishing to have 24 additional units.

No one was present to speak against the 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.

- The chain link fence was already installed by the previous owner.
- The use meets setback requirements.
- Fits the area.
- Is an allowable use for the zoning district.
- Each unit will sit on crushed asphalt foundation.
- Good expansion of the site.
- Nice to see the area clean and well maintained.
- No foreseeable negative impacts.
- Will be required to get a permit and inspected by building department.
- Believe should be limited to 24 additional units.

After discussion and based on the findings of facts, a motion was made by Bill Stanek and supported by Marilynn Bradstrom to approve site plan review request #PPC23-025 to allow an additional 24 storage rental units. The property is zoned C-2 and located at 5868 Madison Rd., Mecosta, Sheridan Township: Parcel #08 007 010 700.

Roll Call Vote – 6 Yeas – 0 Nays, motion approved.

Approved

3. Special Use Request #PPC23-026 – Connie Redman Rev Trust, 19262 W Chippewa Dr., Ewart, Chippewa Township; Parcel #03 030 055 000. Property is zoned R-2. Request to allow an oversized accessory structure.

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

- Is selling the one of her homes and will be moving to the site permanently.
- Due to the expense of a gambrel roof line, has changed the design to allow for a strait roof with attic trusses. Will meet the height requirement.
- Plans on matching the blue siding and white trim of the house for the new structure.
- Having a hard time finding a contractor.

No one was present to speak against the 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.

- Have a concern with there being no set drawings for the structure.
- Believe the siding and trim should match the existing home at the site.
- Will need an egress window in the attic portion of the structure.
- Will need a smoke detector in both levels of the structure for personal craft room use areas.
- Will need permanent stairs built for access to the attic.
- Fines should be assessed if caught living in a structure without proper permits or structure change of use in the future.
- Will need to come back and present plans for approval when a contractor is hired.

After discussion and based on the findings of facts listed, a motion was made by Bill Routley and supported by Bill Stanek to table special use request #PPC23-026 so petitioner will have time to find a contractor and get a set of plans to staff to present to the board. The property is zoned R-2 and located at 19262 W Chippewa Dr., Ewart, Chippewa Township; Parcel #08 007 010 700.

Roll Call Vote – 6 Yeas – 0 Nays, motion approved, petition is tabled until September 7, 2023, meeting.

4. Special Use Request #PPC23-027 – Jennifer Ames, 13038 Mew Millpond Rd., Big Rapids, Colfax Township; Parcel #06 030 013 052. Property is zoned R-3. Request to allow an oversized accessory structure.

Chair Ray read the request into the record. The applicant, Jennifer Ames and her husband Chuck Ames, were present to speak in favor of the application.

Approved

- Had no comment but is available for any questions.

No one was present to speak against the 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.

- Appreciate the plans showing how is being constructed.
- Structure will match the current new house.
- Nice design and fits within the area.
- Lot is larger in size, making size of structure fit within the area.
- Pleased with the location of structure on parcel of property.
- Height is 24' tall.
- Big property allows space for an oversized structure.

After discussion and based on the findings of facts listed, a motion was made by Lorie Behrens and supported by Marilyn Bradstrom to approve special use request #PPC23-027 to allow an oversized accessory structure. The property is zoned R-3 and located at 13038 New Millpond Rd., Big Rapids, Colfax Township: Parcel #06 030 013 052.

Roll Call Vote – 6 Yeas – 0 Nays, motion approved.

5. Map Amendment Petition #PPC23-028 – Dennis and Sheryl Love, 20100 E Chippewa Dr., Ewart, Chippewa Township; Parcel #03 021 014 100. Property is zoned R-1. Request to rezone the property from R-1, rural residential to AG, agricultural.

Chair Ray read the request into the record. The applicants, Dennis and Sheryl Love, were present to speak in favor of the application.

- Mr. Love declined to speak when asked.
- Ms. Love stated they have owned property for 30 years.
- Wanted to make a campground but was unable to do so.
- Want to build a home in a peaceful area for retirement.
- The rest of the request is on the application.

Additional members for the petition were local resident, Connie Redman.

- Petitioners have been established locally in the area.
- Donated a portion of the property to the church.

Those present to speak against the petition were Tom Herrington, Al Ockowski, Andy Kmetz, Kelly Simpson, and Township Supervisor, Bryan Roles.

- Petitioners request is an allowable use in the zoning district currently has for property.
- Run-off from larger farming areas could contaminate the lake.

Approved

- Have no issues with animals, worried about lake contamination and property values lowering.
- Not compatible to the surrounding zoning areas.
- Could hinder future home growth.
- Could affect the sanitary sewers in the area.
- Future uses, if allowed to be changed, could have negative impacts on the area.

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.

Applicant interrupted the boards discussion with derogatory remarks. Was told would have to leave if he did not contain his comments and allow the board to discuss the petition.

- Application states wants a hobby farm with goats, chickens, and a rooster. This is already an allowable use in the R-1 zoning district.
- The applicant blurted out that he was not given an opportunity to speak.
- The board chair replied he was, and the discussion was turned to board only.
- The applicant stated the current zoning does not allow him to build 40 feet by 60 feet structure.
- The board corrected the applicant, stating he is allowed, by right, up to two, 3000 square foot structures in his current zoning.

After discussion and based on the findings of facts listed, a motion was made by Marilynn Bradstrom and supported by Rick Hatkowski to make a recommendation of denial to the Board of Commissioners for the map amendment request #PPC23-028 and not rezone the property to agricultural. The property is zoned R-1 and located at 20100 E Chippewa Dr., Ewart, Chippewa Township: Parcel #03 021 014 100.

Roll Call Vote – 6 Yeas – 0 Nays, motion approved.

Ethan Ray excused himself from the meeting for the next two petitions.

6. Map Amendment Request #PPC23-029 – Kevin & Fadia West, 21804 110th Ave., Ewart, Chippewa Township; Parcel #03 017 010 000. Property is zoned R-1. Request to rezone the property from R-1, rural residential to LR, lake and river resort.

Vice Chair Stanek read the request into the record. The applicant, Kevin West, was present to speak in favor of the application.

- Is available to answer questions from the board.

There was no one to speak against the 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.

Approved

- Property sits within other lake and river resort area of zoning.
- Would not consider this to be spot zoning.
- Thought the property was already a lake and river resort area.
- Will allow petitioner to stay conforming when adding onto the home.
- No foreseeable negative impacts.

After discussion and based on the findings of facts listed, a motion was made by Lorie Behrens and supported by Bill Routley to make a recommendation of approval to the Board of Commissioners for the map amendment request #PPC23-028 to rezone property to LR. The property is zoned R-1 and located at 21804 110th Avenue, Evert, Chippewa Township: Parcel #03 017 010 000.

Roll Call Vote – 4 Yeas – 1 Nays, motion approved.

7. Map Amendment Request #PPC23-030 – Cindy Maneke, 11557 23 Mile Rd, Evert, Chippewa Township; Parcel #03 007 003 000. Property is zoned R-1. Request to rezone the property from R-1, rural residential to LR, lake and river resort.

Vice Chair Stanek read the request into the record. The applicant, Cindy Maneke, was present to speak in favor of the application.

- Is available to answer questions from the board.

There was no one to speak against the 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.

- Property sits within other lake and river resort area of zoning.
- Would not consider this to be spot zoning.
- Already thought the property was a lake and river resort zoned area.
- Will allow petitioner to stay conforming with the structure she added to the property.
- Does not encroach into neighboring properties.
- Land is very wet, making space limited for petitioner to construction.
- No foreseeable negative impacts.

After discussion and based on the findings of facts listed, a motion was made by Bill Routley and supported by Marilyn Bradstrom to make a recommendation of approval to the Board of Commissioners for the map amendment request #PPC23-028 to rezone property to LR. The property is zoned R-1 and located at 21804 110th Avenue, Evert, Chippewa Township: Parcel #03 017 010 000.

Roll Call Vote – 4 Yeas – 1 Nays, motion approved.

Chair Ray rejoined the meeting.

IV. **Public Comments** (3-minute limit per speaker)

Chair Ray asked if there was anyone from the public who wished to make a comment.

- Bryan Roles, Chippewa Township Supervisor, made comments on zoning ordinance camping regulations and porta johns popping up in his area.
- Tom Herrington made a comment on the sanitary sewer system in Chippewa Township.

V. **Business Session**

Old Business

1. Camping Regulations;

- Review of the previous discussion was had.
- The board requested that staff, Ms. Coles,
 - bring back wording which will make violation times stricter.
 - Make changes in wording that state “if camper sits on property which has capability of sewer hookup, shall be required to have hook-up per entity approval.”
 - Changes in wording to not allow porta johns unless have township approval.

New Business

Approval of Minutes

Rick Hatkowski motioned to approve the July 6, 2023, minutes, supported by Lorie Behrens and passed unanimously.

Adjournment

Meeting adjourned at 7:58 p.m.

Respectfully submitted,

Kim Straley / Recording Secretary

_____, Chair
 Ethan Ray
 Mecosta County Planning Commission

 Date Approved