

MINUTES
MECOSTA COUNTY PLANNING COMMISSION

Mecosta County Services Building

October 5, 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, Marilyn Bradstrom, Lorie Behrens, Bill Stanek and Kim Straley, Recording Secretary.

Bill Routley and Annette Coles, Zoning Administrator, were not present.

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

1. Chair Ray then 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 Petition #PP23-035 – Richard & Ruth Locke Trust, 21199 Monroe Rd., Morley, Aetna Township; Parcel #13 039 005 000. Property is zoned LR. Request to allow an oversized accessory structure than what is permitted by right.

Chair Ray read the request into the record. The applicants, Richard & Ruth Locke, were present to speak in favor of the application.

- Side setback of 4 ft. was denied at the October 3rd, 2023, ZBA meeting.
- Property line has been located.
- This will be permanent residence.
- Has need for storage.

There were no additional members present which were in favor of the petition.

The Chair asked if anyone was present to speak against the request, no one was present.

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

- The new 8-ft setback was clarified by petitioner.
- Comparable to the size of neighboring accessory buildings and cohesive to area.
- Views of adjacent neighbors will not be blocked.
- The petitioner clarified that loft space has been factored into square footage.

Un-Approved

- The stairs will be exterior on lakeside of accessory structure.
- Necessary to have smoke detector, egress, and matching/compatible likeness to home.
- The roof height of accessory structure was verified by petitioner to be 22.6 ft. at peak.

After discussion and based on the findings of facts listed, a motion was made by Gary Lambrix and supported by Lorie Behrens to approve special use request #PPC23-035 and allow an oversized accessory structure with the stipulation that there would be smoke detectors and an egress window in the loft area. The property is located at 21199 Monroe Rd, Morley, Aetna Township and is zoned LR and zoned LR. Parcel # 13 039005 000.

Roll Call Vote – 5 Yeas – 1 Nay, Motion passed, with the stipulation of smoke detectors and an egress window be placed in the loft area.

2. Special Use Request #PPC23-036 – Roman and Esther Shrock, 3009 Costabella Ave., Blanchard, Millbrook Township; Parcel #16 013 023 100. Property is zoned AG. Special use request to allow a home-based business and sawmill.

Chair Ray read the request into the record. The applicants, Roman & Esther Shrock, were present to speak in favor of the petition and give further comment.

- Requesting special use – intends to sell fertilizer and sell seed.
- Would like to eventually add extra structures for the manufacture of deer blinds. The board explained that separate special use would be required for this use.
- The board proposed tabling until next month to allow for a revision to the application to include the manufacture of deer blinds.
- The petitioner wanted to proceed with his application as currently requested.

There were no additional members present which were in favor of the petition.

The Chair asked if anyone was present to speak against the request, no one was present.

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

- Seed quantity not yet determined as petitioner seeking sources for the product.
- Liquid Plus fertilizer sold in 5-gallon buckets, as well as natural chicken manure pellets.
- The board stressed the need for safety in product storage and having an emergency plan.
- No apparent negative impact to neighbors, adequate space for site.
- Adequate space for transitioning for delivery trucks.

Un-Approved

After discussion and based on the findings of facts listed, a motion was made by Bill Stanek and supported by Marilyn Bradstrom to approve special request #PPC23-036 to allow a home-based business of seeds and fertilizer sales and a sawmill. The property is located at 3009 Costabella Ave., Blanchard, Millbrook Township, and zoned AG. Parcel# 16 013 023 100.

Call Vote – 5 Yeas –1 Nay

3. Map Amendment #PPC23-037 – Preston Hiltz, 12199 55th Ave, Sheridan Township; Parcel #08 038 009 000. Property is zoned AF. Request to rezone property from AF, agricultural and forestry, to R-2, single family residential.

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

- The petitioner wants to construct an accessory building for storage purposes.
- Due to the lot limitations, feasible placement of the structure would be roadside between the house and road.
- He cannot meet setbacks as an AF property for his proposed accessory building. The rear setback allowance for AF is 50 ft and side setback allowance of 25 ft.
- Rezoning to R-2 would allow him to meet the required setbacks.
- Other properties in the area are similarly small.

There were no additional members present which were in favor of the petition.

Those present to speak against were neighbor, Dan M. Mikolajczak (Ajak).

- Owns adjacent property to the west of Mr. Hiltz (2 lots).
- Feels the PC Board should scrutinize against this variance.
- Was unaware of rezoning options when his own home was built years ago resulting in purchasing an additional lot in order to meet setbacks for construction of his home.
- Wants the boundaries between their respective properties defined – survey has been initiated.

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.

- Petition is presented for rezoning only and the board must decide whether or not to recommend approval to the Board of Commissioners.
- This petition would Not be spot zoning. It meets all the criteria of a R-2 or LR property.
- Will not infringe on others.
- This entire platted subdivision should not have originally been zoned as AF.
- R-2 allows for better utilization of property.

Un-Approved

- There was discussion regarding R-2 district rather than LR district. R-2 is a common district around lakes. The petitioner chose R-2 district as it is a better fit within the permitted uses.

After discussion and based on the findings of facts listed, a motion was made by Richard Hatkowski and supported by Bill Stanek to recommend approval to the Board of Commissioners for a map amendment. Request #PPC23-037 set to rezone the property from AF, agricultural forestry to R-2, single family residential. The property is located at 12199 55th Ave, Sheridan Township and is zoned AG. Parcel #08 038 009 000.

Roll Call Vote – 6 Yeas – 0 Nays, motion approved, and a recommendation to rezone will be sent to the Board of Commissioners by staff.

IV. **Public Comment** (3-minute limit per person)

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

Those present were area residents; Terrie Strohkirch, Joe Strohkirch, Julie Strohkirch, Denise Guinney and Luke Krusay

- All made statements regarding returning Hanford petition, PPC23-033; statements were made on their disapproval of a zoning map amendment for the petition listed above.

V. **Business Session**

Old Business

None were presented.

New Business

PA116 Request; request to Remove property from the PA116 program, application #338, agreement # 54-49263-1231-75. Ila Garchow Trust, representative Diane Garchow.

- Petitioner is trying to settle her mother's estate and would like to be released/withdraw from the Farmland Development Agreement due to overgrowth of trees, leaving minimal farmable acreage, and tax ramifications.

After discussion and based on the findings of facts listed, a motion was made by Gary Lambrix and supported by Marilyn Bradstrom to make a recommendation of approval to the Board of Commissioners to allow withdrawal from the Farmland Development Rights Agreement PA116.

Approval of Minutes

Gary Lambrix motioned to approve the August 3, 2023, minutes, supported by Lorie Behrens and passed unanimously.

Adjournment

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Kim Straley / Recording Secretary

_____, Chair
Ethan Ray
Mecosta County Planning Commission

Date Approved