

MINUTES
MECOSTA COUNTY PLANNING COMMISSION

Mecosta County Services Building

June 6, 2024

I. Roll Call

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

II. People wishing to be placed on the next agenda.

1. Chair Stanek asked if there was any person desiring to present matter(s) to the Planning Commission for the next meeting. There was no response.

III. Public Hearings

1. Site Plan Review #PPC24-015 – TKSF Investments LLC/Scott & Trudy Fodor, 15535 30th Ave. Remus, Sheridan Township; Parcel #08 016 005 900. Property zoned C-2. Special Use Request to sell shipping container storage units on a C-2 zoned Property.

The Chair read the request into the record. The applicants, Scott and Trudy Fodor, were present to speak in favor of the application.

- It was noted that they spoke to the northerly neighbor, and he was ok with the use as long as did not block the view from M-66.
- Thought that a commercial property would allow for sales from the property as the containers are similar to shed sales which were allowed in the past.
- Willing to add a fence for security purposes.
- Available to answer questions from the board.
- Will have on employee on site.
- Office will be located in the existing structure.

The Chair asked if there was anyone present to speak in favor of the petition, but there was no response.

The chair then asked if anyone was present to speak against the petition. It is noted that a letter was received from staff with no signature and presented to the board and placed on file. Those present to speak were local neighbor, Kim Evans.

- Referenced used mobile home on site that is not in compliance with zoning ordinance.
- Believes should not be allowed as the containers were placed on site before permission was given.
- Past use of property was for tractor and equipment sales. Shipping containers are not in the same category.
- Afraid his view will be hindered by too many containers on site.

Un-Approved

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 board reviewed the standards of special use approval during their discussion.
- There are other commercial properties in the area.
- Do not believe this will be harmonious with the area unless can screen from residential properties.
- Should be limited on allowable inventory, as the containers are too large for large quantities.
- Recently received property from parents.
- There could be a use to the community but permits or zoning clearances will be required.
- Can utilize space in existing structure for office.
- Will need ADA compliant bathroom access if required by the building code, will be addressed with building permit application.
- The applicant was asked if will be painting all containers a uniform color before selling?
 - Applicants replied no, they would be sold as is to the general public.

After discussion and based on the findings of facts listed, a motion was made by Gary Lambrix to approve with no support therefore, motion dies.

Discussion by the board continued.

- Additional items should be stored in the back area behind existing structures.
- Should limit the number of items being displayed in road areas, front of property, outside of setbacks.
- Property must be in compliance with zoning ordinance before approval be granted.
 - Remove used mobile home from site properly.

After discussion and based on the findings of facts listed, a motion was made by Ethan Ray and supported by Rick Hatkowski to approve special use request #PPC24-015 to allow the sale of shipping containers from property with stipulations that there is only one display, up to 4 containers for inventory, inventory be stored west of existing large structure on site. Property is zoned C-2 and located at 15535 30th Ave., Remus, Sheridan Township; Parcel #08 016 005 900.

Roll Call Vote – 4 Yeas – 2 Nays, motion passed with stipulation.

The board addressed and moved onto the Site Plan Review for this petition with board discussion and questions to the applicant.

- The board reviewed the standards of site plan approval during their discussion.
- There are other commercial properties in the area.
- This is an active commercial property with sales through last October (2023).
- Site plan is lacking information required for review.

Un-Approved

- No fencing indicated
- No indication of screening or type of trees that may exist on site.
- Elevations of ground is missing
- No trash receptacle indicated
- Parking spaces are not indicated
- Displays location and storage of inventory not indicated.
- Fencing should be 8 feet in height around the area of sales and inventory stored on site.
- Should be limited on inventory to help keep property clean and neat looking.
- Will need ADA compliant bathroom access if required by the building code. This will be addressed by staff with the building permit application.
- State M-Dot approval may be required for commercial expansion to sell containers.
- There is only one phase of this proposed use.
- Size of containers are 20 ft and 40 ft in length, one of each could be used for display if meets requirements of zoning ordinance.
- The applicant was asked if will be painting all containers a uniform color before selling?
 - Applicants replied no, they would be sold as is to the general public.
- Will want to address the zoning ordinance requirements as it calls for
 - All containers are to be uniform in color.
 - No markings or advertisements be on side.
 - The container is to be free of rust and decay.
 - Containers cannot be stacked.
- Concern that containers are currently on property stacked.

After discussion and based on the findings of facts listed, a motion was made by Lorie Behrens and supported by Gary Lambrix to deny site plan review request #PPC24-015 for sales of shipping containers on a C-2 zoned property. The property is zoned C-2 and located at 15535 30th Ave., Remus, Sheridan Township; Parcel #08 016 005 000.

Roll Call Vote – 1 Yeas – 5 Nays, motion passed, site plan review is denied. Applicant should see staff to arrange for new petition and better site plan review drawings to re-apply for site plan review.

2. Site Plan Review Petition #PPC24-018 – Christina Weber Trust/Stone Hill Veterinary Clinic, 15906 165th Ave., Big Rapids, Colfax Township; Parcel #06 917 001 000. Property is zoned AG. Site plan review for expansion of vet clinic space.

The Chair read the request into the record. The applicant was not present to speak in favor of the application. However, staff gave an overview of the application to the board and the reasoning why it is required to receive a site plan approval for this small expansion.

The Chair asked if there was anyone present to speak in favor of or against the petition, there was no response.

Un-Approved

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.

- All areas of the plan look good.
- Expansion will not impede neighboring properties.
- Will meet all setback requirements.
- All areas of the site plan are met for this existing use.
- No additional water runoff that is not already existing on the site.
- Promotes the Master Plan and use of the property.
- No additional impacts to utilities that do not already exist.
- Will allow for long-term use of the property.
- There will be no additional traffic impacts that do not already exist on site.
- Will promote the use and give additional services to the public.

After discussion and based on the findings of facts listed, a motion was made by Gary Lambrix and supported by Ethan Ray to approve site plan review request #PPC24-018 to allow an expansion of the vet clinic space. Property is zoned AG and located at 15906 165th Ave., Big Rapids, Colfax Township; Parcel #06 917 001 000.

Roll Call Vote – 6 Yeas – 0 Nays, motion passed unanimously.

Ethan Ray excused himself from meeting as the next petitioner is a neighbor.

3. Special Use Permit Petition #PPC24-019 – Michael Fitchett, 5871 Betty Ln., Sheridan Township; Parcel #08 062 046 000. Property is zoned LR. Request to allow an oversized accessory structure than permitted by right.

The Chair read the request into the record. The applicant, Michael Fitchett, was present to speak in favor of the application.

- Has no additional comments.
- Is available to answer questions from the board.

The Chair asked if there was anyone present to speak in favor of or against the petition, there was no response.

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.

- Structure meets the design regulations of the zoning ordinance.
- No traffic impacts foreseen.
- Will be compatible to the area.
- Will not affect the local utilities.
- No foreseeable negative impacts to the neighboring properties.
- Will meet the setbacks for the zoning district.
- Will meet the height restrictions of the zoning district.

Un-Approved

After discussion and based on the findings of facts listed, a motion was made by Rick Hatkowski and supported by Gary Lambrix to approve special use request #PPC24-019 for an oversized accessory structure. Property is zoned LR and located at 5871 Betty Ln., Barryton, Sheridan Township; Parcel #08 062 046 000.

Roll Call Vote – 5 Yeas – 0 Nays, motion passed unanimously.

Ethan Ray returned for the rest of the meeting.

4. Special Use Permit Petition #PPC24-020 – Wheatland Township/Remus Heritage Days Committee, 2863 Charles St., 350 E Wheatland Ave., V/L 9 Mile Rd., Remus, Wheatland Township; Parcel #12 022 011 100, 12 022 012 000, 12 022 011 000. Property is zoned AF, C-1. Request to allow festival camping on property.

The Chair read the request into the record. The applicant, Jill Charron, representative for Heritage Days Festival Committee, was present to speak in favor of the application.

- Campers will be arranged with hitch out for easy access in case of an emergency.
- Camper spots will be set up and arranged to give ample room for participants to access camping.
- Generators are allowed but required to be off by 10 pm, with no exceptions.
- There are no utilities for hook up. All users must take waste to appropriate facilities to dump after they leave, or they are allowed to use porta johns which are supplied across the event locations.

Others present to speak in favor were Spencer, committee member.

- Was available to answer questions from the board.
- Believes this will help keep people off the road who may have drunk too much at the festival.
- Will diminish the traffic coming and going at all times of the day.

The Chair asked if there was anyone present to speak against the petition, there was no response.

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.

- Promotes use of the property.
- A need exists in the area.
- Will promote safety, and welfare to the community.
- Will cut back on traffic of participants coming and going to festival.
- No water or dumping of facilities on site.
- Purely rustic camping.
- All generators must be shut off by 10 pm.
- Will be a temporary use for festival only.

Un-Approved

After discussion and based on the findings of facts listed, a motion was made by Rick Hatkowski and supported by Bill Routley to approve special use request #PPC24-020 and allow festival camping on properties with stipulation that it be limited to 100 campers, Health Department approval be received for bathroom facilities, and generators be turned off at 10 pm. Property is zoned AF & C-1 and located at 2863 Charles St., 350 E Wheatland Ave., V/L 9 Mile Rd., Remus, Wheatland Township; Parcel #12 022 011 100, 12 022 012 000, 12 022 011 000.

Roll Call Vote – 6 Yeas – 0 Nays, motion passed unanimously with stipulation.

5. Special Use Permit Petition #PPC24-021 – Williams & Rhonda Ooms, 17029 Coolidge Rd., Big Rapids, Grant Township; Parcel #02 030 018 000. Property is zoned LR. Request to allow an addition to an accessory structure, creating an oversized accessory than permitted by right.

The Chair read the request into the record. The applicant, William (Bill) Ooms, was present to speak in favor of the application.

- Is available to answer any questions from the board.

The Chair asked if there was anyone present to speak in favor of or against the petition, there was no response.

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.

- Meets all setback requirements
- Addition is very small and will not block any views of neighboring properties.
- No added traffic impacts that are not already present.
- Will not exceed height restrictions for zoning districts.
- Will be cohesive to the area.

After discussion and based on the findings of facts listed, a motion was made by Gary Lambrich and supported by Lorie Behrens to approve special use request #PPC24-021 for an addition to the accessory structure, creating an oversized structure.

Property is zoned LR and located at 17029 Coolidge Rd., Big Rapids, Grant Township; Parcel #02 030 018 000.

Roll Call Vote – 6 Yeas – 0 Nays, motion passed unanimously.

6. Special Use Permit Petition #PPC24-022 – Kyle McClure, 17778 Indian Village Rd., Big Rapids, Grant Township; Parcel #02 044 017 000. Property is zoned R-2. Request to allow an oversized accessory structure than permitted by right.

The Chair read the request into the record. The applicant, Kyle McClure, was present to speak in favor of the application.

- Wishes to store a 5th wheel trailer inside, along with other belongings and some family items.

Un-Approved

- Clarified that structure will be 40 X 64 with a 10 X 24 lean-to on one side. This totals 2800 square feet.
- Has three lots combined together. No plans of separating in future as structure would be built over lot lines to meet setbacks if approved tonight.
- Is available to answer board members' questions.

The Chair asked if there was anyone present to speak in favor of or against the petition, there was no response.

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.

- Could build three separate buildings, one on each lot if was not combined.
- No increase in traffic.
- No utilities or other features placed in the structure.
- Will be used for storage only.
- Will meet all setbacks for zoning district.
- Siding shall be same as pictured, black and gray with a wains-coating style and affect.
- Special use meets Master Plan to allow for residential use.
- The structure will be no more than 24 feet at peak.
- Does not affect anyone's view of the water, river.

After discussion and based on the findings of facts listed, a motion was made by Gary Lambrix and supported by Bill Routley to approve special use request #PPC24-022 to allow the oversized accessory structure with stipulation of siding to be gray and black (wains-coating styled) so allow it to blend into the area, and peak to not exceed 24 feet in height. Property is zoned R-2 and located at 17778 Indian Village Rd., Big Rapids, Grant Township; Parcel #02 044 017 000.

Roll Call Vote – 5 Yeas – 1 Nays, motion passed, with stipulation.

IV. Public Comment

The chair asked if there was anyone who wished to address the board on any subject. Those present to speak were area residents, Jared and Rachel Petersen.

- Each spoke on the special use review of Two Hats Ranch for the shooting range.
- They believe the noise is too loud.
- Too many events for shooting range that sits in the location of neighboring properties.
- Made a statement that events are on Facebook.
- Welcomed all board members to come out and visit the area during even t times.

V. Business Matters

Old Business

None presented at this meeting.

New Business

None presented at this meeting.

Approval of Minutes

Bill Routley motioned to approve the May 6, 2024, minutes, supported by Ethan Ray and passed unanimously.

VI. Adjournment

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Kim Straley / Recording Secretary

_____, Chair
Bill Stanek
Mecosta County Planning Commission

Date Approved