

**MINUTES**  
**MECOSTA COUNTY PLANNING COMMISSION**

Mecosta County Services Building  
August 4, 2022

**I. Roll Call**

Chair, Ethan Ray called the meeting to order at 6 p.m. Present for roll call were; Richard Hatkowski, Glenn Norton, Bill Routley, Lorie Behrens Bill Stanek, Michelle Stenger, Zoning Administrator, & Lisa Baker, Recording Secretary.

Gary Lambrix was not present.

**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 #PPC22-026 – Bert Copple, 10480 18 Mile Rd, Rodney, Chippewa Township; Parcel #03 032 016 000. Property is zoned AG. Special Use request to allow an existing structure to be a used for Agricultural Tourism for hunting preserve and AirBnB.

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

- Bert Copple was present.

Additional members in favor were: No one was present.

Those present to speak against were: No one was present.

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.

- Being used for family use currently. See no issues with the request.
- Owner would be present on site for hunting only.

- See no issues with it.
- There will be no food prepared on site.
- Will it be all types of hunting? Yes it will be.
- Nothing will be processed on site.
- Request seems fine.

After discussion and based on the findings of facts listed, a motion was made by Bill Stanek and supported by Lorie Behrens to approve Special Use Request #PPC21-028 – Special Use Request #PPC22-026 – Bert Copple, 10480 18 Mile Rd, Rodney, Chippewa Township; Parcel #03 032 016 000. Property is zoned AG. Special Use request to allow an existing structure to be a used for Agricultural Tourism for hunting preserve and AirBnB.

Roll Call Vote – 6 Yeas – 0 Nays

2. Special Use Request #PPC22-027 – Art/Dawn Renkema, 21579 Monroe Rd, Morley, Aetna Township; Parcel #13 044 005 000. Property is zoned LR. Special Use request for an oversized accessory structure.

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

- Art Renkema was present.
- Needs the storage for their handicap accessible van and storage.

Additional members in favor were: No one was present.

Those present to speak against were: No one was present.

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 connect to the existing driveway.
- Just clearing the trees that need to be for project.
- Request makes sense.
- Spoke with the neighbors and they are fine with it.
- Request looks good.
- Is there going to be a room in the attic? No just storage space.
- Are finish's going to be complimentary to the house? Yes, a darker color.
- Roof will be metal.

After discussion and based on the findings of facts listed, a motion was made by Richard Hatkowski and supported by Bill Routley to approve Special Use Request #PPC22-027 – Art/Dawn Renkema, 21579 Monroe Rd, Morley, Aetna Township; Parcel #13 044 005 000. Property is zoned LR. Special Use request for an oversized accessory structure.

Roll Call Vote – 6 Yeas – 0 Nays

3. Site Plan Review #PPC22-028 – 18755 Northland Dr LLC, 18755 Northland Dr, Big Rapids, Green Township; Parcel #01 033 013 000 & 01 033 010 100. Property is zoned C-2. Site plan review for a commercial storage facility.

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

- Alan Johns was present.

Additional members in favor were: No one was present.

Those present to speak against were: No one was present.

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.

- Site plan looks good.
- Plans were very complete. Location is fine.
- There is need for storage units in the area.
- No issues. Like how it's set back in on the property.
- Looks good.

After discussion and based on the findings of facts listed, a motion was made by Bill Stanek and supported by Glenn Norton to approve Site Plan Review #PPC22-028 – 18755 Northland Dr LLC, 18755 Northland Dr, Big Rapids, Green Township; Parcel #01 033 013 000 & 01 033 010 100. Property is zoned C-2. Site plan review for a commercial storage facility conditional on approval of MDOT and Storm water retention review. Sign will require additional permitting. Sidewalk requirements waved.

Roll Call Vote – 6 Yeas –0 Nays

4. Special Use #PPC22-029 – James/Renee Bouley, 20545 E Chippewa Dr, Ewart, Chippewa Township; Parcel #03 037 020 000. Property is zoned AG. Special Use request to allow an oversized accessory structure.

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

- James Bouley was present.

Additional members in favor were: area residents,

- Doug Hancock owns property to the West of Bouley's, looking forward to having another property developed.

Those present to speak against were: No one was present.

- Board received two emails against this request.

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.

- It's a very big building. Will be used for storage only.
- Applicant has a cottage on the lake.
- Height limit is 20ft in this zoning area. Door had to be 12ft to fit class C trailer.
- Door faces East.
- Will have wainscoting look. One window in the peak and garage door will have window
- Would request a dormer on it.
- No problem with it.
- There will be no living space at all just for storage.

After discussion and based on the findings of facts listed, a motion was made by Bill Routley and supported by Lorie Behrens to approve Special Use #PPC22-029 with the conditions of a dormer on the southside and wainscoting/two tone siding – James/Renee Bouley, 20545 E Chippewa Dr, Eart, Chippewa Township; Parcel #03 037 020 000. Property is zoned AG. Special Use request to allow an oversized accessory structure.

Roll Call Vote – 6 Yeas – 0 Nays

5. Special Use #PPC22-030 – Chris Krikke, 9464 17 Mile Rd, Rodney, Martiny Township; Parcel #07 004 010 100. Property is zoned AG. Special Use request to allow an oversized accessory structure on the property.

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

- Chris Krikke was present.

Additional members in favor were: No one was present.

Those present to speak against were: No one was present.

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.

- Don't see any problem with this request.
- Building will set back in and be very discrete.
- No issues with request.

- Looks just fine.

After discussion and based on the findings of facts listed, a motion was made by Lorie Behrens and supported by Bill Stanek to approve Special Use #PPC22-030 – Chris Krikke, 9464 17 Mile Rd, Rodney, Martiny Township; Parcel #07 004 010 100. Property is zoned AG. Special Use request to allow an oversized accessory structure on the property.

Roll Call Vote – 6 Yeas – 0 Nays

6. Special Use Request #PPC22-031 – Edward Oplinger, 836 Taft Rd, Remus, Sheridan Township; Parcel #08 013 004 001. Property is zoned AG. Special Use request for a butcher shop.

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

- Ed Oplinger was present.

Additional members in favor were: area residents,

- Amy Peek was present. She feels it's very important to support the local Ag community and supports this request.

Those present to speak against were:

- Daryl Soper neighbor to property is worried about odor of the operation.
- Wondering because of the size of the building that it may become a larger commercial business.
- Driveway on top of the hill worried about the site lines.
- Vern Young-Sheridan Township representative was present. Many members of the community are against it. Board received letter with questions and concerns about the request from Sheridan Township.
- Morgan Hopkins lives across the street from the proposed location and is worried about the view from the house and odor.
- Jake Borders neighbor also worried about the view and odor.

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.

- How is the odor to be controlled? Carcass room will be air conditioned and cooled.
- There will be 15 to 25 cattle a week and 15-25 Hog a week.
- Odor is a very large concern.
- There is a definite need for this kind of business in the area.
- This industry is regulated by USDA/MDA.
- Will be processing Cattle/Pigs/Sheep

- Road Commission has final say in driveway location.
- Waste pickup frequency depends on you need it. Tues/Friday so it doesn't sit over the weekend.
- Hours of operation will be 5 days a week. Hours 8am-5pm
- All livestock will be stored inside the building.
- no runoff of any kind.
- Waste is stored inside the building in 55-gallon drums.
- Blood waste goes into separate tank.
- Will be 3-5 employees.
- Don't plan on doing a large amount of animals.
- There will be a circle drive at the building.
- Who picks up waste? A commercial business.
- No blood enters drain field or septic.
- Building kept very cold so that keeps the odor down.
- No intentions of selling meat. Custom butchering only.
- How many animals at one time? Never more than 5 animals a day.

After discussion and based on the findings of facts listed, a motion was made by Richard Hatkowski and supported by Bill Stanek to approve Special Use Request #PPC22-031 – Edward Oplinger, 836 Taft Rd, Remus, Sheridan Township; Parcel #08 013 004 001. Property is zoned AG. Special Use request for a butcher shop with these specifications that there will be no outdoor storage of live animals, all waste including animal waste to be stored inside, waste must be picked up two times a week, blood will be stored in a separate storage tank trucked out (not in the septic) and the operation will adhere to 3.18D.

Roll Call Vote –5 Yeas – 1 Nays

7. Special Use #PPC22-033 – Joe Miller, 10129 19 Mile Rd, Rodney, Chippewa Township; Parcel #03 032 001 001. Property is zoned AG. Special Use request to allow an oversized accessory structure on the property to expand the business on the property.

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

- Joe Miller was present.

Additional members in favor were: No one was present.

Those present to speak against were: No one was present.

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.

- Make a nice addition.
- Same location as old building.
- Run a great operation.

- Love their operation & organization on the property.
- No issues with this request.

After discussion and based on the findings of facts listed, a motion was made by Bill Stanek and supported by Lorie Behrens to approve Special Use #PPC22-033 – Joe Miller, 10129 19 Mile Rd, Rodney, Chippewa Township; Parcel #03 032 001 001. Property is zoned AG. Special Use request to allow an oversized accessory structure on the property to expand the business on the property.

Roll Call Vote – 6 Yeas – 0 Nays

8. Special Use #PPC22-034 – Bollman investment Properties, 12640 120th Ave, Rodney, Martiny Township; Parcel #07 031 002 500. Property is zoned AF. Special Use request to allow agricultural tourism on the property for a hunting lodge/facility.

Chair Ray read the request into the record. The applicant was not present to speak in favor of the application.

- Kay English with Mid-Michigan Engineering was present to represent the applicant.

Additional members in favor were: No one was present.

Those present to speak against were:

- Jeff Brown neighbor was present via Zoom. Worried about High fencing being put up on the property. Natural movement of the animals would be cut off. Doesn't see any benefits for the local residents.

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.

- Handicap parking at the staff lodge.
- Staff lodging will be seasonal.
- Only approving for the hunting lodge.
- No intention of high fencing at this time.
- Think it would be good to stipulate no fencing.
- Only paved portion by the lodge.
- 8ft sidewalk for emergency vehicles.
- Six bedrooms in the lodge & Kitchen. Total of 14 bedrooms for people to stay.

After discussion and based on the findings of facts listed, a motion was made by Bill Routley and supported by Richard Hatkowski to approve Special Use #PPC22-034 – Bollman investment Properties, 12640 120th Ave, Rodney, Martiny Township; Parcel #07 031 002 500. Property is zoned AF. Special Use request to allow agricultural tourism on the property for a hunting lodge/facility with the following stipulations: No high fence permitted, driveway needs to be 18 ft wide, waiver that driveway can be

gravel until you reach the parking lot, pave all parking area including drive to the sanctuary, and sidewalks to cabins must be 8ft wide for emergency vehicles with depth to support them.

Roll Call Vote – 6 Yeas – 0 Nays

**VI. Business Session**

Old Business

1. None

New Business

1. Isabella County updating their Master Plan. Can review if you would like to.
2. Approval of Minutes

Glenn Norton motioned to approve the July 7, 2022 minutes, supported by Bill Stanek and passed unanimously.

**VII. Adjournment**

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Lisa Baker / Recording Secretary

\_\_\_\_\_, Chair  
Ethan Ray  
Mecosta County Planning Commission

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Date Approved