

MINUTES
MECOSTA COUNTY PLANNING COMMISSION

Mecosta County Services Building
December 1, 2022

I. Roll Call

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

Bill Routley 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

Bill Stanek made a motion to un-table PUD Amendment #PPC22-041. Gary Lambrix supported the motion.

1. PUD Amendment #PPC22-041 – Hunters Ridge Estate, Northland Drive Morley, Aetna Township; Parcel #13 012 002 301. Property is zoned AF. Request to amend an approved PUD.

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

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.

- Not inclined to take any action on this request.
- Discussion about road needing to be paved.

After discussion and based on the findings of facts listed, a motion was made by Bill Stanek and supported by Richard Hatkowski to disapprove PUD Amendment #PPC22-041 – Hunters Ridge Estate, Northland Drive Morley, Aetna Township; Parcel #13 012 002 301. Property is zoned AF. Request to amend an approved PUD.

Roll Call Vote – 6 Yeas –0 Nays

2. Special Use Request #PPC22-047 – Joe Hamilton, 20441 21 Mile Rd, Big Rapids, Green Township; Parcel #01 022 005 000. Property is zoned R-2. Special use request to allow an oversized accessory structure which is also the third accessory structure on the property.

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

- Joe Hamilton 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.

- Visited site it has lots of open space.
- Looks fine will be behind other barn.
- Good clean spot.
- Looks good.

After discussion and based on the findings of facts listed, a motion was made by G. Lambrix and supported by Lorie Behrens to approve Special Use Request #PPC22-047 – Joe Hamilton, 20441 21 Mile Rd, Big Rapids, Green Township; Parcel #01 022 005 000. Property is zoned R-2. Special use request to allow an oversized accessory structure which is also the third accessory structure on the property.

Roll Call Vote – 6 Yeas – 0 Nays

3. Site Plan Review #PPC22-048 – Kim Latendresse, 10525 Dwight St, Chippewa Lake, Chippewa Township; Parcel #03 891 062 000. Property is zoned C-2. Request for a site plan review for a new commercial use in an existing structure.

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

- Kim Latendresse was present.

Additional members in favor were: area residents,

- Julie Austin & Kristin Lytle with Chippewa Township were present.
- Would like to see a new business going in.

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.

- Good to see someone using the building.
- Always support local businesses.
- This is considered a new development.
- There is a lack of parking spots that are required.
- Applicant can go through ZBA to request a variance regarding the parking spots issue.

After discussion and based on the findings of facts listed, a motion was made by Richard Hatkowski and supported by Bill Stanek to approve Site Plan Review #PPC22-048 – Kim Latendresse, 10525 Dwight St, Chippewa Lake, Chippewa Township; Parcel #03 891 062 000. Property is zoned C-2. Request for a site plan review for a new commercial use in an existing structure with stipulation upon parking or variance. No roll call was taken due to discussion after the motion.

Amended motion made by Richard Hatkowski and supported by Bill Stanek to approve Site Plan Review #PPC22-048 – Kim Latendresse, 10525 Dwight St, Chippewa Lake, Chippewa Township; Parcel #03 891 062 000. Property is zoned C-2. Request for a site plan review for a new commercial use in an existing structure with stipulation to add parking to or variance. And to include no additional outside storage not to include seasonal products for sale.

Roll Call Vote – 6 Yeas –0 Nays

VI. Business Session

Old Business- None

New Business

1. Approval of calendar for 2023
 - Made one correction.
 - Board approved unanimously.

2. Approval of Minutes

Bill Stanek motioned to approve the November 3, 2022 minutes, supported by Gary Lambrix and passed unanimously.

VII. Adjournment

Meeting adjourned at 6:28 p.m.

Respectfully submitted,

Lisa Baker / Recording Secretary

_____, Chair
Ethan Ray
Mecosta County Planning Commission

Date Approved