

Planning Commission

Preliminary Meeting Notes

03/6/2019

- Call to Order:** Tarkowski opened meeting at 7:00.
- Roll Call:** Tarkowski, Pike, Mason, Johnson, Malone, Pachulski.
Absent: Ostrander
Planner – Brian Werschem in attendance for Solar Ordinance.
- Approval of Agenda:** Mason made a motion to approve agenda with a second from Johnson. Passed 6-0.
- Approval of Minutes:** Pachulski made a motion to approve Dec, 6 Minutes with a second from Pike. Passed 6-0.
- Public Comment:** None
- Correspondence:** **A.) Zoning Administrator Report**
Roger gave everyone a copy of his report. Roger gave us both January and February due to cancellation of February because of the weather. Zoning compliance is slow. Roger will be going to training at the end of this month. Frank asked about clean up of the trailers. Roger stated he is working with them. The clean up has been slow due to the weather.

B.) Board MTG Report

Johnson reported the board is currently working on the 2019 TWP Budget and working with county for upcoming road projects. The board had a public hearing last month and approved all wages and fees. All taxes are done and sent to county. Also, anyone interested in attending training at the MTA conference this year, get with Johnson and I will pay to sign you up. It is in Grand Rapids this year and April 2-4.

C.) ZBA Report

No Meeting

New Business:

A.) Public Hearing on the Solar Ordinance

Tarkowski opened the public at 7:05. Tarkowski asked if all changes have been made. Roger said everyone has a copy. Page 1 paragraph one Private Solar Energy facilities shall be subject to _____. What is the blank content to be filled in??? It refers to the last section of the ordinance for the private ordinance. When the section is numbered it will be filled in with the Private Section number.

Page 6 Number 7 attorney is questioning the buffer of 10 feet high. Is that for the roadside view or all the way around? Planning commission agrees it shall be all the way around.

Tarkowski asked for any public comment. None

Tarkowski closed the public hearing at 7:16.

A move to approve the Solar Ordinance and send to the Board for final approval was made by Mason with a second from Johnson. Roll call vote: Malone –Yes, Pachulski –Yes, Pike – Yes, Johnson –Yes, Tarkowski – Yes, Mason –Yes. Passed 6-0.

B.) Kurt Thomas

Kurt Thomas is present. Roger explained he is building on property on M-91. Everyone has a copy of the building plan. Roger turned floor over to Kurt to explain. Kurt explained he is moving whole building to new property. The company has doubled in size. They have 2 businesses. One builds the classrooms and modular and the other one removes the foundation sets. Modular homes don't sit outside for longer than a week. Mason asked how much of the property he bought. Kurt said just over 5 acres from Old Clark Tire building to Red Barn on the North side. Pachulski asked about driveway. Mostly from Whites Bridge but does have an easement from Red Barn for when weight limits wont allow him access from Whites Bridge. Mason asked if 2 entrances from Whites Bridge. Kurt answered yes, one for parking and for entrance. Tarkowski asked if commercial or industrial. Roger answered Industrial. Mason asked if Kurt planned to put up a fence. Kurt answered yes a safety fence first then a pine tree buffer. Roger asked about how close his driveway was to neighbor. Kurt said about 100 ft. Roger recommended a buffer for neighbor also. Roger asked if he had a perk test. Kurt said not yet. Roger recommended he get with the health dept to have that done. Pachulski was asking about the doubles. Kurt explained that it will be for a staging area. Example would be for when frost laws are in place. Kurt said

there will not be any offices in the factory. They will have container offices, doubled stacked. Pachulski asked if he had up 100 employees but only 26 parking spots where would they all park? Kurt explained it will be separate shifts and if need be use additional staging area for parking. Pachulski asked about the set back for the septic from the road. He is concerned for room for the drain field. Brian side in this particular situation this property will have 2 fronts. M-91 and Whites Bridge, therefore it will have 50 foot set backs on both sides. The drain field can go into the set back. Pachulski asked if we had any parking ordinances. Roger answered not that he knows of. Tarkowski said there is something in ordinance for parking. For and industrial building you must have one parking space per employee. Mason excited to see something going in the vacant land. Pachulski asked if drainage could go to property line. Brian said yes the top of the basin can. Mason said to get set backs straightened out with Roger and work with health department to get done.

C.) Ordinance Book

Roger has a copy. He said he sat with Frank for awhile and discussed a few things. Roger found a blight ordinance that may not have been accepted. He is still working on putting everything in a complete book. Tarkowski said we should re visit that before the book is complete. Roger agreed that hiring someone to back through the ordinances and minutes to have a complete and accurate book for all of us.

D.) Jeff Zvirzdinis

Jeff has a bike race coming up this spring. Mason moved to approve the bike race and send to the board, with a second from Johnson. Passed 6-0.

Unfinished Business: A.)

B.)

Public Comment: None

Closing Comments:

Adjourn: First by Mason with a second from Johnson at 8:30.
Passed 6-0.