

## **Planning Commission**

### **Preliminary Meeting Notes**

**07/10/2019**

- Call to Order:** Mason opened meeting at 7:00.
- Roll Call:** Mason, Johnson, Pachulski, Ostrander, Malone and Pike was late. (Reflected in votes as to why some are 5 and others are 6) Absent: Tarkowski.
- Approval of Agenda:** Johnson made a motion to approve agenda with a second from Malone. Passed 5-0.
- Approval of Minutes:** Johnson made a motion to approve June, 5<sup>th</sup> minutes with a second from Ostrander . Passed 5-0.
- Public Comment:** **None**
- Correspondence:**
- A.) Zoning Administrator Report**
- Roger gave everyone a copy of his report. Mostly working on complaints and zoning compliance.
- B.) Board MTG Report**
- Johnson reported the Board approved the Pavilion and construction will start in August. They approved tree work to be done the cemetery and currently working on bids for the TWP hall roof. The board also approved a resolution to have final approval on the Master Plan.
- Mason asked the planner, Brian, if we could post meeting minutes before approved. Brian said we were

not legally obligated to and suggested against it due to changes that can occur before being approved.

### **C.) ZBA Report**

Mason reported they had a mandatory meeting and discussed the Industrial Zone area and the possible Blight Ordinance.

## **New Business:**

### **A.) Fintech Site Plan**

Roger gave every one a copy of the site plan for Fintech expansion. Tony Greenland from Fintech was in attendance to answer any questions. Mason asked if all set backs have been met? Roger said yes. Tony said he plans to bring crushed asphalt in for semi trucks to drive on. Mason asked if they plan to put up a fence or plant trees? Tony answered no. Pachulski asked what type of business they are? Tony said they make sand paper. Johnson asked how many more jobs the expansion will create? Tony answered 3 maybe more. Mason asked if they were looking into any tax abatements? Tony said they were working with the Michigan Economic Alliance to complete IFT paperwork. Johnson made a motion to accept the Fintech Site Plan with a second from Pachulski. Passed 6-0.

### **B.) Michigan Titanium**

Andy Vidro, organizer of event said they will be doing only the bike portion through the TWP, down Jacoby and Miriam. They will not be stopping for refreshments during that stretch and they will have officers at Krupp

and Zahm to direct traffic. Ostrander made a motion to approve the gathering permit for the bike race with a second from Pike. Passed 5-1.

### **C.) Crossroads Portables**

Roger stated they have had no complaints and up for renewal on the Special Use. Johnson made a motion to approve renewal of the Special Use with a second from Pike. Passed 6-0.

### **D.) Hartman Pools**

Roger explained he basically has a side business at his home on Whites Bridge. He is the only person who works there and falls into the Level 1 Home based business. He has paid his \$25.00. Johnson made a motion to approve Hartman Pool Level 1 Home Based Business Permit with a second from Ostrander. Passed 6-0.

## **Unfinished Business:**

### **A.) 5 year Plan Review/Update**

Roger gave everyone printed copies of all the properties along the Industrial Zone on M-44. Mason said we would be doing both A & B under Unfinished Business since they go together. Brian explained the starting point is reviewing the Master Plan. If the changes are made in zoning in the Master Plan it will make it easier to Re-zone accordingly. Example would be; Change the Master Plan to reflect the current zoned Industrial area on M - 44 to be zoned as R-C, and then each resident would request to re-zone each property R-C. The industry that is currently there could stay zoned Industrial. Mason

said if changed he thought should be R-C. Brian indicated according to what is there it could be changed to R-1, R-2 or R-C. Johnson asked Brian to explain the differences in those zones so everyone in attendance could understand. He explained it was based on size and density of area. Brian said the next step would be the Planning Commission to agree to a Master Plan review and then he would go back and review the Master Plan to make sure the TWP is in compliance with any new laws legislature has changed and bring them back to the Planning Commission with any changes the commission wants changed. Mason said if we change the Industrial Zone we need to look at where else we can move it to. Brian agreed. Johnson made a motion to have the Master Plan reviewed with a second from Ostrander. Passed 6-0.

#### **B.) Industrial Area on M - 44**

See A. Both issues handled together.

#### **Public Comment:**

Kristie Warner Walls asked to explain R-1, R-2 and R-C zones and which would be best for them? Mason said for them R-C would be the best. Pat Robinson said only difference is if building a house. Mason said no there is more to it than that. Rick Lipp stated there are 6 properties that do not have 150 foot of road frontage. Kristie asked how soon could the notices for the Master Plan get sent out and how much would it cost for the re-zoning? Roger stated he was not sure on that.

#### **Closing Comments:**

None

**Adjourn:**

First by Ostrander with a second from Johnson at 8:00 PM. Passed 6-0.