

Birch Run Planning Commission Meeting

Meeting called to order at 7:00 pm

Commissioners Present: Nelson, Parlberg,
Sheridan, Norris, Schaar absent

Passed: Motion by Sheridan seconded by Morse, addressing absentee Commissioner Schaar, as not approved absence. Approved.

Passed: Motion by Sheridan seconded by Morse to approve the June 16 2014 minutes as presented. Approved by all.

Public Hearing: None scheduled

Open Discussion for issues not on the agenda: No issues brought forth.

Township Zoning Board Report by Sheridan: Sheridan presented the tiered application process for site plan specification and requirements for plantings on boundary lines. Discussion followed.

Passed: Motion by Sheridan seconded by Parlberg to begin process of fact finding by Mike S. and present to Planning Commission Board for a tiered application permitting process for future site plan specifications. Planning Commissioning Board will review for approval while maintaining site plan specifications for more complex commercial to be engaged with planners. Approved by all.

Passed: Motion by Sheridan seconded by Morse adding a setback to any new residential lot adding plantings to comply with new site plan specifications. Approved by all.

ZBA Report by Parlberg next meeting is Oct 28, 2104

New Business:

No public hearing dates.

Dixie Speedway requesting a minor site plan change asking for a variance of having a stable surface instead of asphalt as permitted in article 4.08 section #2. Discussion by board and attendees.

Passed: Motion by Norris, seconded by Sheridan – waiving section 16.03 and adopting the ICC 502 and 302 further adopting 4.08 #2 minor change for a stable, firm and slip resistant surface hereby maintaining the delineated parking spaces. Approval needed by the Zoning Administrator for first 2015 Dixie Speedway event. Planning Commission will need a new set of drawings to accommodate the minor change to the site plan adjustment of the handicap parking in the front area of the building. Approved – Yes by Morse, Sheridan, Norris, Parlberg. No by Nelson

Beamers Restaurant requesting a waiver of the new zoning Section 14.19 subsection D-2 / D-5 . Review and discussion of Section D Special Performance Standards: # 5 with no outdoor entertainment permitted. #2 The outdoor area to operate during regular business hours and to stop serving at 11:00 pm. Nelson read Planning Commission Meeting notes starting from 2008 of all communication with the board and Scott Miller. Norris will review and bring to the next meeting. Added to Dec 15, 2014 Agenda.

Meeting Dec 15, 2014 to start review of the Master Plan by the Planning Commission.

Adjourned at 9:20 pm

Respectfully submitted by,

Elaine Parlberg