

**Birch Run Township**  
**Planning Commission**  
**Minutes**

**Special Meeting**

5 Aug 2002

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**Members Present**

Jaime Trevino  
Bob Scharrer  
David Hinds (abs)  
Alan Hunter

Jeff Putnam  
James Totten  
Wyn Wilson

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Meeting called to order by Chairman Al Hunter at 7:00 PM. He stated that the purpose of the meeting was to hold a public hearing on the Master Plan Draft.

Quorum was present.

18 members of the public were in the audience.

Minutes of 26 Jul 2002 were read and approved on a motion by Wyn Wilson, supported by Jaime Trevino. Motion carried: 5 - 0 - 1

Chairman Hunter opened the Public Hearing at 7:07 PM.

Hal & Kim Winger of 9100 S. Reese have applied for a special use permit for the purpose of digging a pond. (Special Use Request #2002-02)

Hal Winger stated he wants to build a pond for recreation and to obtain fill dirt for a building site. It will be over one acre and therefore a major water body.

Chairman Hunter asked Hal Winger if he had read the ordinance provisions for major and minor water bodies. Winger responded "Yes". Hunter then stated that major water bodies must meet slope requirements and have escape areas. All the applicable provisions will be included in the Special Use Permit and must be adhered to.

Jim Totten asked if the excavated material will be removed from the site. Winger said he would like to sell the excess soil. Jim Totten then read from the ordinance regarding berming, removal of soil and hours of operation.

Public Comment:

Mr Richvalsky had concerns about what the building plans are for the future.  
The subject of fencing was brought up.

Other concerns & questions:

Can berms create runoff to adjacent property?  
Will the Wingers be living on the property to watch the pond?  
What about children getting into the pond?  
What about Spring flooding?  
Will the pond be dug by a company? Winger responded: "yes by certified pond diggers".

Maintenance of the pond was a concern.

There was concern about a septic system being placed on the property; particularly the proximity of the septic field to the adjacent residence.

Chairman Hunter declared the Public Hearing for the pond request closed at 7:37 p.m. and returned to the Special Meeting.

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Motion by Totten/supported by ~~Wilson~~: "to approve Special Use Permit Request #2002-02 for a Major Water Body".

Motion failed: 3 - 3 - 0.

Concerns of Planning Commission members were addressed:

Wilson:

- No one living on the property.
- Proximity of pond to adjacent property and road.
- Safety concerns.

Putnam:

- same concerns as Wilson.
- Proximity of proposed septic.
- residents to the South

It was resolved that temporary fencing would be placed around the pond along the Southern exposure of the pond.

It was also stated that the septic permit will be per Saginaw County requirements.

Motion by Putnum/supported by Trevino: "to approve Special Use Permit Request #2002-02 with the condition that temporary fencing be placed along the Southern exposure of the pond."

Motion passed: 6 - 0 - 0

Public Hearing to adopt the new Master Plan opened at 7:41 PM

The floor was given to Mr. Doug Piggot of Rowe, Inc. Mr. Piggot reviewed the updated terminology for the different classifications of land use, and then reviewed the proposed future land use map.

Public Comment:

Scott Rausch - Birch Run Road: a mistake to take commercial away. Residents petitioned and wanted infrastructure in this area. M-1 Industrial zoning should be Industrial/Highway Commercial. This would help the DDA district and give more options to developers.

Goldner/White - would like to see single family residential homes be allowed to have up to 3 homes on 1 driveway.

Don Morse - would like to see Dixie Hwy zoned Industrial/Commercial to give more options to developers. The community has not been receptive in the past to changing the way the map is written. Consider combining now to offer the flexibility now.

Earl Schlegel - Gera Road Bar. Are we going to address the zoning of this?

Al Hunter - Zoning Ordinance needs to be revised.

Notices: Several people stated that they did not see any publications in the paper on the Master Plan and the workshops.

The main message to come out of the meeting seemed to be to have a Master Plan that is flexible.

Chairman Hunter closed the Public Hearing at 8:50 pm and returned to the Special Meeting.

Doug Piggot will draft some alternatives for the Planning Commission to review.

Next Regular Meeting scheduled for Sep 23, 2002, and will be combined with another public hearing for the Master Plan draft. At this meeting we will finalize changes and attempt to adopt the Master Plan.

Motion to adjourn by Wyn Wilson supported by Bob Scharrer. Motion passed 6 - 0.

Meeting adjourned at 8:56 PM.

Respectfully submitted:

Jaime Trevino

Secretary

*Jaime Trevino*  
9-23-02

Approved:

