

**Special Birch Run Township Planning Commission Meeting
June 1, 2017 at 7:00 p.m.
Birch Run Township Meeting Room
11935 Silver Creek Dr, Birch Run, Michigan 48415**

Minutes

The meeting was called to order by CJ Norris at 7:00 p.m. with the Pledge of Allegiance to the Flag of the United States of America.

Members Present:

CJ Norris, Chair; Steve Schaar, Vice Chair; Michelle Duncan, Recording Secretary; Members Mike Marr, Fred Sheridan, Ed Munson, Elaine Parlberg and Helen Morse

Members Absent:

None

Others Present:

Mike Setzer, Building Inspector/Zoning Administrator

Roll Call:

In Attendance: Schaar, Marr, Sheridan, Norris, Munson, Parlberg, Morse
Absent: None

Minutes:

Approval of May 8, 2017 Special Planning Commission Meeting Minutes, as amended.

Motion by Sheridan, seconded by Parlberg, to Approve the May 8, 2017 Special Planning Commission Meeting Minutes

Motion Carried by Unanimous Voice Vote

Public Hearing:

- i. Public Meeting opened at 7:03 p.m.
- ii. Notification Requirements:
 - Birch Run/Bridgeport Herald (May 17, 2017 edition)
 - *Township Office Informational Board*
 - *Occupants within 300'*
- iii. Review proposed amendment language
 - Recommendation 02-2017
Setzer states that a permit is needed and will be used for a mini storage facility within the C1 district. He goes on to say the same standards will apply as the special use

permit. Parlberg asked where the proposed location will be and Setzer states it will be North of the future Birch Run Township Firehall.

- **Recommendation 03-2017**

Setzer states Birch Run Township revised the ordinance on May 9, 2017 to include parcels within the C1 district to be allowed by special use permit. He also states there are no other changes to the current ordinance.

Schaar asked if anyone wanting to sell new or used vehicles can utilize the parcels or are there other stipulations. He also asked if the Planning Commission needs to further define the ordinance. Setzer states no to both. Special conditions can be allowed within the C1 district, as long as normal buffers of trees, landscaping, etc. are utilized. He goes on to say the user still needs to have a building on the parcel and the same standards would apply that are within the current ordinance.

iv. **Public Comments/Correspondence**
None

v. **Staff Comments**
None

vi. **Close Public Meeting at 7:13 p.m.**

vii. **Planning Commission Discussion and Recommendation**

1. **Motion to approve Recommendation 02-2017**

Motion by Sheridan, seconded by Morse to approve Recommendation 02-2017 as stated in the attached document.

Ayes: Marr, Sheridan, Norris, Munson, Parlberg, Morse, Schaar

Nays: None

Motion Carried

2. **Motion to approve Recommendation 03-2017**

Motion by Sheridan, seconded by Marr to approve Recommendation 03-2017 as stated in the attached document.

Ayes: Sheridan, Norris, Munson, Parlberg, Morse, Schaar, Marr

Nays: None

Motion Carried

Old Business:

Committee report on Private Roads (Tabled until further action-06-16-14 meeting)

Aging Parent Structures (Tabled until further action-06-01-17 meeting)

Open Discussion for Issues not on the Agenda:

Public comments/correspondence received: None

Planning Commission Members: None

Members in the audience: None

Reports:

Township Board Representative (Fred Sheridan): None

Zoning Board of Appeals (ZBA) Representative (Elaine Parlberg): None

New Business:

Setting Public Hearing Dates

Discuss amending Table 9-4 to add the R-2 District to footnote 11-c

Setzer states Resolution 04-2017 added Commercial under the A1 and R1 districts and that the lots are less than 1 acre in coverage. There was an addition of 2,000 square feet to current residents parcels to give them growing room. He goes on to state lots under an acre would be under this requirement. If the Planning Commission would like to approve this measure, they would have to have a public hearing. Schaar asks if the R2 lots are smaller than the other lots. Setzer gives an example of the lots on Evergreen and Gera roads, stating they are all smaller lots and they are already in the resolution.

Motion by Sheridan, seconded by Parlberg to approve Resolution 04-2017 as submitted.

Ayes: Norris, Munson, Parlberg, Morse, Schaar, Marr, Sheridan

Nays: None

Motion Carried

Other

Norris cancelled the June 19, 2017 regularly scheduled Planning Commission meeting. After unanimous decision, the next public hearing to discuss Resolution 04-2017 will be held on July 17, 2017.

Marr asked for an update from Doug Piggott regarding conditional zoning, discussed in the November 1, 2016 meeting. Setzer states he will contact Piggott for current status.

Motion by Parlberg, seconded by Morse to approve cancellation the regularly scheduled June 19, 2017 Planning Commission meeting and hold a public hearing to discuss Resolution 04-2017 on July 17, 2017

Ayes: Munson, Parlberg, Morse, Schaar, Marr, Sheridan, Norris

Nays: None

Motion Carried

Announcements:

Upcoming meetings for 2017. All meetings are held in the Governmental Center unless noted:

Township Board Meeting:	2nd Tuesday of each month
Planning Commission Special Meeting:	Next Meeting is scheduled July 17, 2017
Planning Commission Quarterly Meeting:	Next Meeting is scheduled September 18, 2017
ZBA Semi Annual Meeting:	3rd Tuesday in April and October
DDA Meeting:	To be announced

Adjournment:

Motion by Marr, seconded by Sheridan to adjourn.

Motion Carried by Unanimous Voice Vote

Planning Commission Meeting ended at 7:45 pm.

Mike Marr
Secretary

Michelle Duncan
Recording Secretary

Motion by Planning Commission member _____, seconded by Planning Commission member _____ to approve the following recommendation.

Whereas, Article 7 of the Birch Run Township Zoning Ordinance authorizes the Township Board, Planning Commission or by petition of owners of property to initiate an amendment to the Zoning Ordinance, and

Whereas, the Planning Commission initiated an amendment to the Township Zoning Ordinance on April 10, 2017 which included an amendment to Article 9, Table 9-3.

Now Therefore Be It Resolved, upon final review of the amendment by the Planning Commission, we find the changes are necessary:

- To improve administrations of the ordinance and to better serve the community.

Now Therefore Be It Further Resolved, the Planning Commission is recommending to the Birch Run Township Board approval of the following amendment and to cause the publication thereof for enactment.

AN ORDINANCE TO AMEND THE BIRCH RUN TOWNSHIP ZONING ORDINANCE, AS ADOPTED ON DECEMBER 14, 2004, AS AMENDED; BY AMENDING ARTICLE 9, TABLE 9-3 BY THE ADDITION OF LANGUAGE AS FOLLOWS:

Add to Article 9 Zoning District Regulations and Map; Table 9-3 Permitted Principal Uses in Commercial and Industrial Uses. Adding Mini-storage facilities to the C-1 Zoning District by "S"= Special Land Use

	PRINCIPAL USES	ZONING DISTRICTS & PERMITTED PRINCIPAL USES "BR" = Use Permitted by Right "S" = Special Land Use "X" = Prohibited Use		
		C-1	C-2	I-1
	Uses of a Primarily Commercial Character			
11	Mini-storage facilities	S		S

SECTION II
SEVERABILITY

Should any section, clause or provision of this Ordinance be declared unconstitutional, illegal or of no force and effect by a court of competent jurisdiction, then and in that event such portion thereof shall not be deemed to affect the validity of any other part or portion of this Ordinance.

SECTION III
EFFECTIVE DATE and REPEAL of CONFLICTING ORDINANCES

This Ordinance shall take effect eight (8) days following publication, following adoption. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Yeas: _____ Nays: _____

Attested By: _____
Michael Marr, Planning Commission Secretary

Approved/Rejected

2

Motion by Planning Commission member _____, seconded by Planning Commission member _____ to approve the following recommendation.

Whereas, Article 7 of the Birch Run Township Zoning Ordinance authorizes the Township Board, Planning Commission or by petition of owners of property to initiate an amendment to the Zoning Ordinance, and

Whereas, the Township Board initiated an amendment to the Township Zoning Ordinance on May 9, 2017 which included an amendment to Article 9, Table 9-3.

Now Therefore Be It Resolved, upon final review of the amendment by the Planning Commission, we find the changes are necessary:

- To improve administrations of the ordinance and to better serve the community.

Now Therefore Be It Further Resolved, the Planning Commission is recommending to the Birch Run Township Board approval of the following amendment and to cause the publication thereof for enactment.

.....
AN ORDINANCE TO AMEND THE BIRCH RUN TOWNSHIP ZONING ORDINANCE, AS ADOPTED ON DECEMBER 14, 2004, AS AMENDED; BY AMENDING ARTICLE 9, TABLE 9-3 BY THE ADDITION OF LANGUAGE AS FOLLOWS:

Add to Article 9 Zoning District Regulations and Map; Table 9-3 Permitted Principal Uses in Commercial and Industrial Uses. Adding, Sale of new or used cars, farm machinery, and other vehicles and equipment, including items intended for tow, and the service and repair of such vehicles and equipment provided such service and repair is an accessory use, to the I-1 Zoning District by "BR"= Use Permitted by Right

	PRINCIPAL USES	ZONING DISTRICTS & PERMITTED PRINCIPAL USES "BR" = Use Permitted by Right "S" = Special Land Use "--" = Prohibited Use		
		C-1	C-2	I-1
	Uses of a Primarily Commercial Character			
7	Sale of new or used cars, farm machinery, and other vehicles and equipment, including items intended for tow, and the service and repair of such vehicles and equipment provided such service and repair is an accessory use	S	--	BR

