

# **Birch Run Township Planning Commission Meeting Minutes**

## **Special Meeting Feb 28, 2013**

Meeting called to order at 7:00 pm by Chair Bill Nelson

Pledge of Allegiance

Roll Call:

Commissioners Present: Elaine Parlberg, CJ Norris, Steve Schaar, Helen Morse

Absent : Fred Sheridan

Motion to address absentee Fred Sheridan approved

Minutes from Jan 10, 2013 special meeting review

Motion to approve minutes : -CJ Norris to approve, Helen Morse seconded

Minutes approved unanimous by commissioners.

V. Public Hearing: General RV application

-Approval of site plan and an amendment to a previously approved Special Use Permit - Parcel ID #05-10-6-28-2026-000

Public hearing Opened at 7:03 pm

Notification requirements met

Birch Run Township Office / Birch Run/Bridgeport Herald Feb 13 2013 edition  
occupants within 300'

Application presentation by Steve : Add several service bays for increased maintenance and upkeep of RV's as well as in need of space to sell and possibly rent RV

Review SUP Request Article 5 IV: Special Land Use Planning Committee action  
review of the app and the plans with the conformity of Plan 5.06

## 1. Site plan approval and prep

Section 4.04 preliminary site plan completed and correctly submitted number of copies and requirements met with the drawings , scale, name, address, natural features etc.

Review Site Plan Request Article 4.05 Site plan and / article 14 special land article 16 and 17 article 19 and 20

Technical information DPW 1 conditional

Letter received from Scott Dodge as to the facility use stating no mechanical work done on the premises. RV General is not authorized to do service work referred to 3<sup>rd</sup> party businesses ex: Totten business. Winterization work will be done with non toxic materials.

CJ addressed concern of current business no additional work not stated in the application this is to accommodate increased business.

Helen asked the capacity of sewer and water sufficient? Especially with the storm water run-off & increase of the roof size, no additional problem with the current construction, concern has been taken care of.

Bill asked about any interior run off in the building that is connected to the current tie- in, Steve stated the engineering design will be evaluated again.

Sidewalks in the master plan.

Comments to 4.05 article 17 : RV's will be positioned to obscure most of the West side of the commercial looking building.

14.04 Comments from Bill section B overview of plan type and number of type and number on site for rental and leasing. Scott stated no rentals at this time perhaps at a later time and would be approx . total of 15 RV

B5 Hazardous materials and disposal flammable and etc no listing in any of the paperwork . Scott stated paint will be used and per OSHA located to be used in steel cases.

## Section 14-04 B 5 & 6

Accessory use Table 9-3 service and repair #7

Sale of new and used cars, farm machinery and other vehicles and equipment including items intended for tow, service and repair and will not be a vehicle repair shop use of 14.04

B6 Flammable uses with materials such as adhesives and etc needs to be reevaluated. What is the plan to evaluate potential hazardous materials used in the reconditioning of the RV.

OSHA compliant and evaluations have been completed with the fire dept and suggestions were taken from the fire dept. The fire dept will take time to do this again when addition is completed, commercial inspection.

Additional capabilities and having the site plan and building permits max quantities of materials. NATSF has inspected and RV General is willing to have another inspection of hazardous waste and safety.

Written plan of action on treatment of materials used service and repair overlapping 1404 and it is not a vehicle repair shop.

1405. B6 Waste removal would like to see something in writing of sewage and types of waste to be detailed in a plan.

Easement of the water main is relocated due to site review is neighboring property is owned by the same entity and a reciprocating agreement

4.04 Site plan procedures section D Final site plan submittal, distribution and data Completed sections 1,2 with information met and completed a. b. c. d. e. f. g. h. i. j. k. l. m. n. o. p. q.

E. Final site plan action completed

F Approved Site Plan completed

G As Built Drawings completed

## VI. Unfinished Business:

1. Update Temporary Dwelling Placement --Mike will bring up at next meeting
2. Update Caretaker residence- Bill stated Supervisor is sending out bids for proposed language of planners already written. Review will be done and work with a planner to fit into our format and plan.
3. Private roads committee has not been on site to review and next March meeting will be scheduled
4. Outdoor furnace recommendation sent to Twp. Bd approved by the Twp Bd
5. Wind turbines, Outdoor restaurants and Adult entertainment ordinances sent to Twp Bd.

The Twp Bd passed with the language and will be sent out to a planner to fit with the existing format of our ordinance for Adult Entertainment.

## VII. Open discussion: none

- a. Public comment
- b. Planning Commission Members
  1. Special use permit defined and does it need to be addressed and changes put into place? Discussion took place with no resolution Mike will look at and bring some recommendations at next meeting.
  2. CJ Norris will be on vacation during March meeting
- c. Members in Audience- none

## VIII Reports :

TBA Fred Sheridan- none

ZBA Elaine Parlberg – April meeting

VII. New Business

Setting Public hearing dates- none

IX. Setting Regular Meeting dates

June 17, 2013   September 16, 2013   Dec 16, 2013   March 17, 2014

Steve motion to approve meeting dates Elaine seconded

All in favor

X Other

Mike will look into Planning Commission training for new commission members

XI Announcements – Next Meeting for Planning Commission March 18 2013

ZBA next meeting April 16,2013

Motion to adjourn by Steve seconded by Helen

All in favor

XII Adjourned meeting at 9:03

Respectfully submitted,

*Elaine Parfberg Feb 28, 2013*