



Birch Run Township Planning Commission  
Special Meeting Minutes  
November 10<sup>th</sup>, 2022  
11935 Silver Creek Dr., Birch Run, Michigan 48415

Call to Order of Special Meeting:

Chairman C.J. Norris called the November 10<sup>th</sup>, 2022, Special Meeting of the Birch Run Township Planning Commission to order at 19:05 with the Pledge of Allegiance.

Members Present:

C.J. Norris, Chair; Mike Marr, Vice Chair; Mike Musial, Secretary; Fred Sheridan, Stacy Kue Members.

Members Absent:

Keith Jewell; Ed Munson.

Motion by Marr seconded by Kue to address absentees Ed Munson & Keith Jewell from the meeting.

PASSED: Motion carried by unanimous voice vote

Others Present:

Five (5) people were in the audience. Also present were Riley Kiessling, Recording Secretary; Gretchen Nielsen, Zoning Administrator.

Agenda:

Motion by Marr seconded by Sheridan to approve the November 10<sup>th</sup>, 2022, Special Meeting Agenda as amended to include new business item "Addressing Absentees from the Meeting", and to remove the Approval of Meeting Minutes from the current meeting.

PASSED: Motion carried by unanimous voice vote

Approval of Meeting Minutes:

None.

Yet to be approved:

October 20<sup>th</sup>, 2022 Special Meeting Minutes

Public Hearing: Cam Thomson – Mini Storage Business

Begun at 19:08

Applicant Comments: Applicant was not present for the Public Hearing.

Staff Comments:

*Gretchen Nielsen:* Plan has no scaling – needs to be redrawn. No permits required re: the pond, but either a waiver or permit from County needed. EPA soil report required. No landscaping plan included. Only stone parking shown, ordinance requires concrete or similar. No trash receptacles will be on site. Working with Fire Chief on an acceptable lock system. Non-Hazardous Material Only signage will be required. No public hearing needed going forward. Will need a variance from the ZBA.

*Jason Ball:* Submitted written memo and comments were reviewed. \*

\* Applicant is required to conform to requirements listed on ROWE's comments report and OK per Planning Commission.

Commission Comments:

Questions on previous auto salvage yard on site. EGLE or EPA will need to check on that.

Public Comment:

Questions from public about other units built by applicant.

Public Hearing closed at 19:20

Motion by Sheridan seconded by Marr to postpone action on the Storage Units SLUP & Site Plan for Cam Thomson located at 11153 Dixie Highway until further information is received.

Yeas: Marr, Sheridan, Musial, Norris, Kue,

Nays: None

PASSED: Motion carried by majority roll call vote

Public Hearing: Daltson Atwell – Stoneyard Landscape Business Begun at 19:28

Applicant Comments:

Presentation by engineer Mike Rybicki on the site and plans for the property. Questions from PC answered by Mike & Owner Daltson Atwell.

Staff Comments:

*Gretchen Nielsen:* Comments on ROWE Review & work done with applicant. Will want to make sure MDOT compliance is achieved.

Commissioner Comments:

Questions regarding landscaping on the property and the general appearance of the site; high traffic area with many eyes on it. Questions to applicant on plans for second story area of proposed building – currently undetermined.

Public Comments:

*Mark Meader:* Question concerning violations.

*Scott Rausch*

Public Hearing closed at 20:05

Motion by Sheridan seconded by Marr to approve the SLUP at 10888 Birch Run Rd for a Landscaping Sales Center, with conditions of (1) acquiring the approval of a driveway permit from the Saginaw County Road Commission and/or Michigan Department of Transportation on Birch Run Rd; (2) Applicant signs and returns a copy of the Birch Run Township Blight Ordinance.

Yeas: Kue, Sheridan, Norris, Marr, Musial

Nays: None

PASSED: Motion carried by majority roll call vote.

Motion by Marr seconded by Sheridan to approve the Site Plan for 10888 Birch Run Rd as presented, with conditions to (1) eliminate the berm & replace with maple trees across the front; (2) put pine trees on South end for beautification purposes.

Yeas: Norris, Marr, Sheridan, Kue, Musial

Nays: None

PASSED: Motion carried by majority roll call vote.

Old Business:

*Accessory Building Ordinance (A)*

Reviewed previously spoken about changes. Will need a public hearing. Plan to set for 16% on lots. To be resubmitted to P.C. with changes.

*Pond Ordinance (B)*

PC reviewed proposed changes made from last meeting and found to be good as presented. Public Hearing will need to be held.

*Site Plan Review (C)*

Discussed proposed changes to Site Plan Review; ready to be sent to the Township Board for final approval.

*By-laws (D)*

PC discussed changes to the by-laws, including removing the need to “address absentees at the meeting” after roll call, removing the requirement of the initiator of a motion to write said motion down, and to fix typographical/grammatical errors found on Page 5, § 6 in the document. To be resubmitted with changes. Last known update to By-Laws March 5<sup>th</sup>, 2002.

*Marijuana Care-giver Ordinance (E)*

PC discussed changes to a proposed Marijuana Caregiver Ordinance including but not limited to all parcels requiring an occupied dwelling, the homeowner to be the licensed grower, having an enclosed structure, being 150’ from neighboring occupied dwellings, modifying and/or removing sections to be following and/or refer to the MMMA.

Reports:

Township Board Representative (*Fred Sheridan*): None

Zoning Board of Appeals (*ZBA*) Rep. (*Mike Marr*):

None. There has been no ZBA meeting.

Zoning Administrator (*Gretchen Nielsen*):

Recreational Marijuana Update on licensees. Asked if we should consider Regular monthly or semi-monthly meetings for 2023 to address the workload. Add blight comment on Applications. Attitude Wellness (Lume) plans on sending in plans for review.

Other:

None

Adjournment:

Motion by Sheridan seconded by Kue to adjourn at 21:21

Motion passed by unanimous voice vote.

Respectfully Submitted by:

*Riley Kiessling, Recording Secretary*

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Mike Musial

Planning Commission Secretary