



Birch Run Township Planning Commission
Regular Meeting Minutes
April 18th, 2023
11935 Silver Creek Dr., Birch Run, Michigan 48415

Call to Order of Meeting:

Chairman C.J. Norris called the April 18th, 2023, Regular Meeting of the Birch Run Township Planning Commission to order at 19:00 with the Pledge of Allegiance.

Members Present:

C.J. Norris, Chair; Mike Marr, Vice-Chair; Fred Sheridan, Keith Jewell, Stacy Kue, Members.

Members Absent: Mike Musial, Secretary; Ed Munson, Member.

Motion by Sheridan seconded by Marr to excuse Mike Musial and Ed Munson from the meeting.
Motion PASSED by majority voice vote.

Others Present:

Eighteen (18) people were in the audience. Also present were Gretchen Nielsen, Zoning Administrator; Darby McQuiston, Deputy Clerk; Kurt Kiessling, Trustee.

Agenda:

Motion by Marr seconded by Sheridan to approve the April 18th, 2023, Regular Meeting Agenda as presented.
Motion PASSED by unanimous voice vote.

Approval of Meeting Minutes:

Motion by Sheridan seconded by Marr to approve the February 21st, 2023, Regular Meeting minutes as presented.
Motion PASSED by unanimous voice vote.

Election of Officers:

To be done at first meeting of 2024.

Motion by Norris seconded by Sheridan to appoint Marr as the temporary Secretary of the meeting in Mike Musial's absence.

Motion PASSED by majority voice vote.

Public Comment: 19:09 – 19:20

Public Comment was moved up on the agenda to help address the public and was held.

Public Hearing: Justin and Alyssa Kidd – Event Barn

Began at 19:21 and ended at 20:38

Staff Comments:

Gretchen Nielsen, Zoning Administrator, gave a presentation on the plans submitted by the Kidd's and the requirements of the Zoning Ordinance; answered questions posed by the Commission.

Adam Flory, Attorney, also gave insight into legal matters as requested by the Commission.

PC Comments:

Members posed questions to the Zoning Administrator, Attorney, and the Applicant.

Public Comments:

Public Comment was held; Marr also read letters submitted to the Planning Commission about the public hearing.

Applicants gave a presentation on their proposed Event Barn project and answered questions posed by the Commission and the Public.

Motion by Sheridan seconded by Marr to postpone a decision on the application until May 3rd, 2023, at 7:00 p.m. when the meeting will resume, to both determine if an industry standard for noise at the property line exists and to get clarification on the ordinance language for outside activities permitted on the property, regarding Wedding Barns.

Yeas: Jewell, Marr, Sheridan, Norris, Kue,

Nays: None

Motion PASSED by majority roll call vote.

Motion by Norris seconded by Sheridan to have a special meeting scheduled for Wednesday, May 3rd, 2023, at 7:00 p.m.

Motion PASSED by majority voice vote.

Public Hearing: Changes to Article 4 – Plot Plan & Site Plan Review

Began at 20:50 ended at 21:02

Staff Comments:

Presentation by G. Nielsen on the ordinance language regarding requiring professional engineering drawings. Department heads sometimes need them, even though the Commission itself may not, depending on the proposed project.

A. Flory provided legal counsel and insight into potential ordinance language on the subject.

PC Comments:

Marr: Proposed to alter it to “at the discretion of the Zoning Administrator”

Public Comments:

None.

Motion by Marr seconded by Sheridan to recommend approval of the updated ordinance language, as follows, to the Birch Run Township Board: Making a change to Article 4, Section 4.04, Subsection D, Subparts 1 & 2, to add the terms at the end of each provision that, “notwithstanding foregoing requirements, the zoning administrator and/or planning commission may modify the required materials for submission”.

Yeas: Kue, Norris, Sheridan, Marr, Jewell,

Nays: None

Absent: Musial, Munson,

Motion PASSED by majority roll call vote.

Old Business:

Marijuana Caregiver Ordinance

Documentation w/ updates provided to the PCB; will examine prior to and discuss further at the next regular meeting after the PCB has had a chance to review. G. Nielsen gave a presentation on the document before the PCB.

Jerry Preston – Convention Center

No update available.

Changes to Zoning Ordinance – Section 20.20, Article 9, & Section 14.15

Update – Was voted on and approved at the April 11th, 2023, Township Board Meeting.

Stoneyard – Update

G. Nielsen provided an update on an EGLE permit granted to Stoneyard; still awaiting an MDOT approval and/or permit regarding the driveway requirement placed upon their Site Plan Approval. Will continue to update as new information on the matter is acquired.

Zoning Book Update

Mike Marr requested an update to the Zoning Book be made with all the recent modifications in mind.

New Business:

None

Reports:

Township Board Representative (*Fred Sheridan*):

None

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

Reported that the Special ZBA meeting originally scheduled for April 25th, 2023, has been rescheduled due to noticing requirements not being met. The new date is May 16th, 2023, at 7:00 p.m.

Zoning Administrator (*Gretchen Nielsen*):

Received drawings from 222 Co. (Recreational Marijuana Company), which do not have enough required information at present.

Short-Term Rentals are coming up again, which may require us to draft an ordinance to address it at some point; Will provide Frankenmuth Twp. Ordinance language to PCB as a starting point for BRT's Draft.

Other:

None

Adjournment:

Motion by Sheridan seconded by Marr to adjourn at 21:43

Motion passed by unanimous voice vote.

Respectfully Submitted by:

Recording Secretary, Riley Kiessler

Mike Marr

Temp Planning Commission Secretary