



Birch Run Township Planning Commission
Special Meeting Minutes
October 20th, 2022
11935 Silver Creek Dr., Birch Run, Michigan 48415

Call to Order of Special Meeting:

Chairman C.J. Norris called the October 20th, 2022 Special 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; Mike Musial, Secretary; Fred Sheridan, Stacy Kue Members.

Members Absent:

Keith Jewell; Ed Munson.

Others Present:

Two (2) people were in the audience. Also present were Riley Kiessling, Recording Secretary; Gretchen Nielsen, Zoning Administrator.

Approval of Meeting Minutes:

Motion by Marr seconded by Sheridan to approve the September 19th, 2022, Regular Meeting Minutes as presented.

PASSED: Motion carried by majority voice vote

Public Hearing: 1864 US-23 LLC – Special Land Use Permit (A): Begun at 19:05

Applicant Comments:

Presentation by Andy Andre re: ROWE review; handed out packet w/pertinent info; answered questions from PC

Staff Comments:

Gretchen Nielsen: Great. Spoke with representatives about outdoor shutoff for solar, as indicated by Fire Chief and everything is resolved.

Public Comment: Great Lakes Credit Union Letter read into minutes (Attachment B).

Public Hearing closed at 19:19

Motion by Marr seconded by Sheridan to approve Special Land Use Permit for 1864 US-23 LLC/High Society at 9242 Tiffany Blvd, based on their drawings *and* a letter submitted by MWHS Design dated October 19th, 2022, which covers all questions we had during the SLUP review.

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

Nays: None

PASSED: Motion carried by majority roll call vote

Motion by Marr seconded by Sheridan to approve Site Plan for 1864 US-23 LLC / High Society at 9242 Tiffany Blvd, with the condition that the outdoor solar disconnects are installed.

Yeas: Kue, Sheridan, Norris, Marr, Musial

Nays: None

PASSED: Motion carried by majority roll call vote

Public Hearing: Change to Article 4 – Plot Plan & Site Plan Review (B): Begun at 19:41

Staff Comments:

Gretchen Nielsen: Presented routine changes, discussed changes, and fresh updates to the current process. Discussed other potential changes with Commissioners.

Commissioner Comments:

Questions on how to enforce as-builts; how to check-up with Certificate of Occupancy, possibly adding a delay to issuance. Discussed one electronic drawing submitted prior to certificate being issued.

Public Comments: None

Public Hearing closed at 19:48

Motion by Marr seconded by Musial to amend Article 4 Plot Plan/Site Plan Review per attached amended document.

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

Nays: None

PASSED: Motion carried by majority roll call vote.

Old Business:

(A) Accessory Building Ordinance

Discussion on amending the Accessory Building Ordinance, including but not limited to removing Table 20-1, changing Table 9-4, increasing total lot coverage limit to 16%, and accessory buildings only residing in rear yard. Proposed changes to be presented at next meeting before setting a public hearing.

(B) Pond Ordinance Changes

Discussion on potential changes to the Pond Ordinance, including but not limited to placing a time frame requirement on completing construction of a pond, requiring notification of pond completion to Township within 30 days, changing hours of operation for constructing a pond to coincide with our Noise Ordinance, requiring a sketch or drawing to be submitted to the Zoning Administrator for her to approve.

(C) Capital Improvement Plan

Update from Riley Kiessling, Clerk: changes to the CIP are being conducted by Jason from ROWE, regarding the Cemetery Expansion expenditure being moved up in the timeline. Feedback from Board members on timelines to start/finish the CIP.

Public Comment: Begun at 20:21

Public comments/correspondence received:

None

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*): Will need to schedule a public hearing for a landscape supply company.

Other:

Discussion on reviewing the Solar Ordinance for the community, the Caregiver Marijuana Ordinance, and potential updates to the Planning Commission By-Laws.

Adjournment:

Motion by Marr seconded by Sheridan to adjourn at 20:55

Motion passed by unanimous voice vote.

Respectfully Submitted by:

Riley Kiessling, Recording Secretary

Mike Musial

Planning Commission Secretary