

Special Birch Run Township Planning Commission Meeting
August 16, 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 7:03 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 and Helen Morse

Members Absent:

Ed Munson and Elaine Parlberg

Motion to Excuse Absentees from the Meeting

Motion by Sheridan, seconded by Marr to excuse absentees from the August 16, 2017 Special Planning Commission Meeting

Others Present:

Doug Piggott, Rowe Professional Services Company; Dale Trinklein, Jr., Birch Run Township Resident

Minutes:

Approval of June 1, 2017 Special Planning Commission Meeting Minutes

Motion by Marr, seconded by Sheridan, to Approve the June 1, 2017 Special Planning Commission Meeting Minutes

Motion Carried by Unanimous Voice Vote

Public Meeting:

None scheduled

Old Business:

1. Committee report on Private Roads (Postponed until further action)
2. Aging Parent Structures (postponed until further action)
3. Rowe Professional Services Company-Discussion on Non-Conforming Uses

Doug Piggott of Rowe Professional Services Company reviewed the zoning ordinance issues previously discussed in the October 10, 2016 meeting. He states two issues need to be discussed and elaborated.

- a. Existing commercial establishments in residential districts.
- b. Industrial uses permitted in commercial districts

Marr states the words current or active need to be added in the non-conforming commercial uses and Sheridan agrees. Piggott noted it will be added as an exception instead of variance. Piggott also goes on to state the amendment would be allowed in these circumstances if the Planning Commission agrees with the wording.

The general consensus is that the Planning Commission is responsible if the amendment is enacted.

Piggott then reviewed the uses allowed in the industrial district but not the commercial district. He goes on to state if the limited supply of industrial property is used up, there would be no place to add new structures. He goes on to say commercial space works best when they are close to each other. If too many businesses are moving, there would be too much space left behind (also known as pyramiding). Norris asks if the Planning Commission wants to leave the commercial district within the industrial district so they have the option to pyramid. Piggott states yes.

Piggott also states should the C1 district merge into the I1 district and not the C2 district, the Planning Commission can come back with amendments at a later date.

Piggott then reviewed specific businesses with the Planning Commission that are and are not allowed within the commercial use district. Piggott states all of these can be altered with special use permits. General consensus is as follows:

<u>Not allowed</u>	<u>Allowed</u>
Nursing Homes	Publishing
Personal Service	Motels and Hotels
Daycare Facilities	Hospitals and Medical Clinics
Service Stations	Offices
Funeral Homes and Mortuaries	Standard Restaurants
Kennels	Non-Standard Drive-Thru Restaurants
Arcades (Stand Alone)	Indoor Family Entertainment
Tree Nurseries	Non-Standard Restaurants with Arcades
Veterinarian Clinic	Existing Automobile Tracks
Sexually oriented businesses	

Sheridan asked about solar panel farms. Piggott states that can be addressed at a future public hearing. He goes on to state changes will be made to the existing non-conforming use letter and presented at a later date.

Open Discussion for Issues not on the Agenda:

Public comments/correspondence received: None
Planning Commission Members:

Norris states there will be a kick off meeting for the master plan on September 25, 2017. He then states the next regularly scheduled Planning Commission meeting will be on September 18, 2017. Piggott states the meeting on September 18, 2017 will include discussion of the Birch Run Motors Sports site plan.

Piggott states the landscaping standards previously presented in the May 8, 2017 Planning Commission Meeting should be on the agenda for September 18, 2017. He adds the architectural standards need to be added. Michelle Duncan states she will inform Mike Setzer of this.

Marr states the ZBA would like a member appointed from the Planning Commission. Marr volunteered for the position. Piggott states wording for the motion must read recommend instead of appointment or nominate. The appointed person isn't officially accepted until the supervisor approves the appointment.

Motion by Sheridan, seconded by Morse to recommend Mike Marr to the ZBA as a Planning Commission Representative.

Ayes: Schaar, Marr, Sheridan, Norris, Morse
Nays: None

Members in the audience: None

Reports:

Township Board Representative (Fred Sheridan): Nothing to report.

Zoning Board of Appeals (ZBA) Representative (Elaine Parlberg): Absent from the meeting.

New Business:

Setting Public Hearing Dates

Norris states the next public hearing date is September 18, 2017.

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 Quarterly Meeting:	Next Meeting scheduled for September 18, 2017
ZBA Semi Annual Meeting:	3rd Tuesday in April and October
DDA Meeting:	To be announced

Adjournment:

Motion by Sheridan, seconded by Marr to adjourn the meeting.

Motion Carried by Unanimous Voice Vote

Planning Commission Meeting ended at 8:03 p.m.

Mike Marr
Secretary

Michelle Duncan
Recording Secretary