

Birch Run Twp. Planning Commission Minutes 12-14-2015

1 BRTPC Minutes 12-14-2015

2 The meeting was called to order at 7 pm, by Chair C.J. Norris

3 Roll call, all present except Helen Morris. Chair Norris explained that Helen had spoken to him and  
4 wouldn't be present. Elaine Parlberg made a motion to excuse Helen, Seconded by Mike Marr. Motion  
5 passed.

6 Minutes were discussed and there were questions regarding the detail recorded. Line 3 and Line 4 of the  
7 Oct 5 2015 minutes correct Schaarr. Remove line 10 starting where it says, he addressed and goes to  
8 line 15 sales; minutes of 10-05-2015 approved with amendments, motion by Fred Sheridan supported  
9 by Elain Parlberg

10 Public meeting for the Wilderness Trails Parking lot expansion opened by Chair Norris at 7:09 pm. Doug  
11 Scott from Rowe Engineering spoke on the project. Mr. Scott spoke specifically on the water run-off and  
12 spoke on the level of water collected in the retention pond and that the calculations indicate the level  
13 should only increase by 2 inches given a 100 year rain event. Chair Norris invited the PC to review staff  
14 comments that were included in the commission's packets. Chair Norris commented that this projects  
15 complies with the ordinances. Public comments, William Miller spoke on the new neighbor wanting the  
16 area north of the new parking lot cleared out, and that the new neighbor was in favor of the expansion.

17 Motion by Fred Sheridan Supported by Mike Marr to approve the final site plan as amended to the  
18 parking lot addition for the Wilderness Trails Animal Park referred to in the Birch Run Township Zoning  
19 Ordinance as a "zoo" based on the additional parking spaces comply with all the standards in Article 4,  
20 Section(s) 4.04 & 4.05-B.

21 Fred Sheridan also added the following conditions; I also request the following conditions be placed on  
22 the approval as outlined in Article 20, Section 20.02

23 Provide the Birch Run Township Zoning Department a copy of jurisdiction from the Saginaw  
24 County Drain Commissioner for the soil erosion.

25 Provide one additional barrier free parking space, (2 are required by code).

26 Bill Nelson asked if anyone compared the December 2014 drawing with this generation. Discussion  
27 followed. Chair Norris commented that Mr. Setzer did. Motion passed affirmative by all present.

28 Public hearing opened at 7:27 pm on Recommendation 15-02. Section 14.15 Artificial Ponds. Discussion  
29 followed on the intent of the change. As we have no language in the ordinance, this is to allow for  
30 expansion.

31

Motion by Mike Marr supported by Fred Sheridan to approve the following recommendation.

**WHEREAS,** Article 7 of the Birch Run Township Zoning Ordinance authorizes the Township Board, Planning Commission or by petition of owners of property to initiate an amendment to the Zoning Ordinance, and

**WHEREAS,** the Planning Commission initiated an amendment to the Township Zoning Ordinance on October 5, 2015 which included an amendment to Section 14.15 of Article 14.

**Now Therefore Be Resolved,** upon final review of the amendment by the Planning Commission, we find the changes are necessary:

- To improve administrations of the ordinance and to better serve the community.

**Now Therefore Be It Further Resolved,** the Planning Commission is recommending to the Birch Run Township Board approval of the following amendment and to cause the publication therefore for enactment.

.....  
**AN ORDINANCE TO AMEND THE BIRCH RUN TOWNSHIP ZONING ORDINANCE, AS ADOPTED ON DECEMBER 14, 2004, AS AMENDED; BY AMENDING ", ARTICLE 14 "STANDARDS FOR SPECIFIC SPECIAL LAND USES" BY THE REVISION OF LANGUAGE TO SECTION 14.15 ARTIFICIAL PONDS AS FOLLOWS:**

**THE TOWNSHIP OF BIRCH RUN  
SAGINAW COUNTY MICHIGAN**

**The Township of Birch Run Ordains:**

**Section I**

**AMENDMENT of ARTICLE 14 to REVISE SECTION 14.15**

Article 14 of the Birch Run Township Zoning Ordinance is hereby amended by the revisions to Section 14.15, to read as follows:

**Section 14.15 Artificial Ponds**

~~**A. The following site and developmental requirements shall apply:**~~

**A. *The following site development requirements shall apply to all proposed artificial ponds existing at the time this Ordinance became effective where the existing water body surface area is altered or expanded by more than 25 percent of its existing size at the time the Ordinance became effective.***

**SECTION II**

**SEVERABILITY**

Should any section, clause or provision of this Ordinance be declared unconstitutional, illegal or of no force and effect by a court of competent jurisdiction, then and in that event such portion thereof shall be deemed to affect the validity of any other part or portion of this Ordinance.

**SECTION III**

**EFFECTIVE DATE and REPEAL of CONFLICTING ORDINANCES**

This Ordinance shall take effect eight (8) days for parts of Ordinances in conflict herewith are hereby repealed.

Yeas: 6                      Nays: 0

Attested By: William D. Nelson, Secretary, Birch Run Township Planning Commission 12-14-2015.

**APPROVED/ rejected**

DRAFT

80 Discussion followed on specific issues pertinent to the issue. Motion passed affirmative by all present.

81 Old business. Private roads. Some discussion followed regarding tier type structure for the number of  
82 homes on private roads. ***The next Planning Commission Secretary should Schedule this as an agenda***  
83 ***item for the next meeting.***

84 TWP. Board representative, Fred Sheridan spoke on issues pertinent to the Planning Commission  
85 regarding Township Board actions. He passed out information from the Twp. Board on the future of the  
86 properties along Dixie Highway, between it and I-75. Discussion followed on the potential to adjust the  
87 specific area(s) that are specific to and unique to this area of the Township.

88 Bill Nelson spoke on the Planning Commission agenda issue as required by the latest iteration of the P.C.  
89 Bylaws and discussion followed on that issue.

90 Elaine Parlberg spoke on the Birch Run Township Zoning Board of Appeals meeting on the Bell Forklift  
91 proposal. There is other property that has been considered for this project, according to Elaine Parlberg.  
92 She discussed the potential to get a worldwide viewing and showcase the area. Fred spoke on potential  
93 for milk processing or cheese making... there is certainly nothing formal proposed, but there is notice of  
94 the Birch Run Township area from a business stand point. Steve Schaarr spoke on the area where the  
95 Bell Forklift proposal is. The question is "is the property industrial" (emphasis added).

96 Elaine Parlberg spoke on Medical Marijuana and the proximity to the area. Some discussion followed.

97 Announcements were read as posted on the agenda.....

98 Motion by Fred Sheridan, supported by Elaine Parlberg to adjourn. Chair asked for a voice vote, the  
99 motion was approved unanimously.

100  
101 These minutes respectfully submitted by;

102 William D. Nelson, Secretary, Birch Run Township Planning Commission

103 On this December 20, 2015