

**Birch Run Township
Planning Commission
Meeting Minutes**

Special Meeting

19 April 2004

Members Present

Dennis Bronner
Bob Scharrer
Alan Hunter
Diane Timmons

Jeff Putnam
James Totten
Wyn Wilson

The meeting was called to order at 7:01 pm by Chairman Al Hunter. A quorum was present.

Minutes of the **March 22, 2004** regular meeting were reviewed and approved on a motion by Totten and supported by Wilson with 1 correction to Jeff Putnam's first name. Motion passed 7-0.

The **purpose** of this meeting is to:

1. Hear a request from Schonsheck, Inc. for a Special Use Permit for an RV Sales & Service business on property on Dixie Highway described in the notice and the application for the permit.
2. Conduct a Site Plan review for the project.

Attending this meeting

Interested parties present were:

Mr. Joe Schultz, present property owner

Mr. Rob Baidas of North River Properties representing the applicant, General RV

Mr. Timothy Hader, Schonsheck, Inc. design and land development company

Mr. Mike Setzer, representing the township, Building Inspector/Site Plan Review

One member of the public was present: Mr. Bill Nelson.

Ms. Bridget Smith, representing the township from Spicer Group

Opened public hearing for comments by members of the public at 7:17 pm.

No comments.

Closed public hearing at 7:18 pm.

Special Use Permit

The Planning Commission heard and approved the request for a **Special Use Permit** for General RV on the Dixie Highway property in accordance with Section 1303 (12) in the Birch Run Zoning Ordinance; Outdoor Sales Space associated with recreational vehicle sales. Motion by Bronner, seconded by Timmons. Approved 6-0.

Site Plan Review

After hearing presentations and opinions on the General RV site plan from everyone, the Planning Commission approved its site plan with the following three (3) conditions:

1. Provide for no more than twenty-four (24) units on display along I-75. The motion by Bronner, seconded by Scharrer was approved 5-2 with Wilson and Putnam dissenting.
2. General RV to extend the berm/landscaping on farthest north property line, westward to the irrigation ditch. The motion by Totten, seconded by Timmons was approved 5-2 with Wilson and Putnam dissenting.

3. All applicable permits (or other sufficient documentation that permits are in process) must be submitted to the township prior to construction. The motion by Totten, seconded by Hunter was approved 5-2 with Wilson and Putnam dissenting.

The motion to approve by Scharrer was seconded by Bronner and was approved 5-2 with Wilson and Putnam dissenting. Wilson was opposed to approving the site plan on the same night it was presented. Putnam wanted to see the gravel areas on the site plan paved right away. General RV intends to leave a substantial portion of the yard unpaved until an undefined time in the future.

Future Meetings: The next meeting of the Planning Commission is a Special Meeting with Landplan on May 3, 2004. The next regular meeting of the Planning Commission is scheduled for May 24, 2004.

All in favor to Adjourn at 9:51 pm.

Submitted: Diane Timmons, Secretary

Approved: *Diane Timmons*