

Birch Run Township Planning Commission
Public Hearing / Regular Meeting
May 18, 1998

The Public Hearing on proposed amendments to the Zoning Ordinance was called to order at 6:47 pm by Chairperson Al Hunter. Also present for the Planning Commission were David Stewart, Mike Kern, and Jim Orlando. David Hinds and Lisa Murlick were absent. Four (4) people were in the audience.

In the absence of the Secretary, the Township Clerk recorded the minutes.

The proposed amendments addressed the following: the definition of public street, storm water management requirements, and changing the penalty clause to a civil infraction. Public comment was taken.

Motion by Kern, supported by Stewart to approve the proposed amendments. Motion carried 4 - 0.

Motion by Stewart, supported by Orlando to adjourn Public Hearing at 6:58 pm. Motion carried 4 - 0.

The Regular Meeting of the Planning Commission was called to order at 7:00 pm. Motion by Kern, supported by Stewart to approve the minutes of the March 23, 1998 Public Hearing / Regular Meeting. Motion carried 4 - 0.

The board discussed the Rules and Procedures for Planning Commissioners. Motion by Kern, supported by Orlando to adopt Rules and Procedures as revised. Motion carried 4 - 0.

Motion by Stewart supported by Kern to adjourn at 7:37 pm. Motion carried 4 - 0.

The Public Hearing on Special Use Permit #98-1, #98-2, and Rezoning #98-2 was called to order at 7:40 pm. Thirteen (13) residents were in the audience.

David Kerr was present to represent Signature Sports. The Township Engineer, Jim Stuart of Spicer Engineering, explained the plan for Signature Sports to construct a golf course and planned unit development on the west side of Beyer Road in Section 29 and a golf course on the south side of Burt Road in Section 33. Stuart noted that the planned unit development met zoning ordinance requirements.

Public comment was taken and the main concern seemed to be neighbors requested no berming blocking their backyards. The need for Beyer Road improvements was also discussed.

Motion by Kern, supported by Orlando to approve Special Use Permit #98-1 for Signature Sports to construct a golf course and a planned unit development on the west side of Beyer Road in Section 29. Motion carried 4 - 0.

Signature Sports requested rezoning of an area in Section 33 from A-1 to A-2 for the development of a golf course. Motion by Kern, supported by Orlando to approve Rezoning Request #98-2 from A-1 to A-2. Motion carried 4 - 0.

Signature Sports requested a special use permit for a golf course for a parcel in Section 33. Motion by Orlando, supported by Kern to approve Special Use Permit #98-2 to Signature Sports to build a golf course on this parcel. Motion carried 4 - 0.

Motion by Stewart, supported by Kern to adjourn at 8:35 pm. Motion carried 4 - 0.

The Site Plan Review for the Birch Run Baptist Church was called to order at 8:40 pm. Pastor Brian Becker presented the site plan for the church, to be located on Maple Road in Section 8.

Jim Stuart was asked to review the plan for the township.

Motion by Orlando, supported by Kern to approve the site plan for the Birch Run Baptist Church contingent upon Spicer Engineering's concurrence of proper use of the site by a site plan review. Motion carried 4 - 0.

Motion by Stewart, supported by Kern to adjourn at 8:50 pm. Motion carried 4 - 0.

Sheila DiBerardino, Clerk
Birch Run Township