

Birch Run Township Planning Commission Regular Meeting Minutes June 16, 2008

Chair Bill Nelson opened the Regular Meeting of the Birch Run Township Planning Commission at 7:00 p.m., with the Pledge of Allegiance. Also present for the Planning Commission were Vice Chair Bill Hoffman, Secretary Jerry Cook, and Commissioners Wyn Wilson and Dennis Bronner. Absent were Commissioners Jeff Putnam and Bob Scharrer. There were four members of the public present.

Moved by Bronner, **supported** by Hoffman, to excuse the absent members.

Yeas: Hoffman, Cook, Wilson Bronner, Nelson

Nays: none

Motion carried

Moved by Wilson, **supported** by Cook, to approve the Minutes of the May 19, 2008 meeting as presented.

Yeas: Wilson, Hoffman, Cook, Nelson

Abstain: Bronner

Nays: none

Motion carried

OLD BUSINESS

Discussion was held regarding Preliminary Site Plan Approval for Scott Miller for parcel # 05-10-6-22-4006-001, located at 11850 Gera Road. Mr. Miller has submitted a revised plan to the Commission.

Moved by Bronner, **supported** by Cook, to grant Preliminary Site Plan Approval for parcel # 05-10-6-22-4006-001, with the following conditions:

- Remove the word “proposed” wherever it appears on the plans and replace it with details of the referenced feature.

- Provide detail of fencing, surface of volleyball court, dimensions of volleyball court, distance of volleyball court to fence, height of fence/net to retain volleyball in play area.
- Detail material, size and fence for patio.
- Comply with The Birch Run Township Zoning Ordinance, Section 4.04, Checklist for Site Plan Approval.
- Address all issues identified in the Landplan Inc. document dated April 30 2008. (attached)

Yeas: Cook, Bronner, Wilson, Hoffman, Nelson

Nays: none

Motion Carried

Moved by Cook, **supported** by Wilson, to request that the Birch Run Township Board of Trustees recommend draft language to amend the Birch Run Township Zoning Ordinance to address outdoor entertainment, recreation and service areas in commercial districts.

Yeas: Bronner, Wilson Cook, Hoffman, Nelson

Nays: none

Motion carried

NEW BUSINESS

The Commission reviewed a request from George Safranek to create a pond at 9386 Lange Road, parcel # 05-10-6-04-3001-001.

Moved by Bronner, **supported** by Cook, to grant Preliminary Site Plan Approval for a pond on parcel # 05-10-6-04-3001-001, with the following conditions:

- Site reclamation groundcover.
- Show height of berm and distance from road right of way and abutting parcels.
- Show primary use of adjacent parcels.
- Show detail of overflow drainage.
- Show detail of pond bank slopes.

Yeas: Hoffman, Wilson, Cook, Bronner, Nelson

Nays: none

Motion carried

Moved by Bronner, **supported** by Cook, to set Public Hearing for the pond request for parcel # 05-10-6-04-3001-001 for July 21, 2008, at 7:00p.m., in the Birch Run Township Government Room.

Yeas: Wilson, Cook, Hoffman, Bronner, Nelson

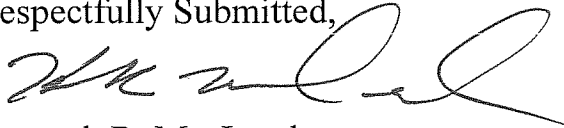
Nays: none

Motion carried.

Moved by Wilson, **supported** by Cook, to adjourn at 9:52 p.m.

Motion carried by voice vote.

Respectfully Submitted,



Kenneth R. MacLeod

Recording Secretary

Approved at the meeting held 7/21/08,

Jerry Cook
Secretary

