

Birch Run Twp Planning Commission Meeting - Dec 17, 2013

Call to order at 7:00 pm

Commissioners Present: Morse, Parlberg, Sheridan, Schaar, Norris, Nelson

Commissioners Absent: none

Motion to approve the minutes by Morse—seconded by Sheridan all approve

Public Hearing: Site Plan Review / Special Use Permit for the Indian Artifact Museum

Opened at 7:01 pm

Notification requirements have been met.

Remarks concerning purpose of museum by Mr. Moore: Historical interest to him, he has been collecting for years. Main purpose is to inform and to educate as a primary goal. Weekends open only to begin with and later expand with volunteers or perhaps an employee or two. Displays will be pictures, trivia pertaining to historical stories etc.

LandPlan presentation: See accompanying attachment addressing several concerns LandPlan Dec 5, 2016.

Public comments: none

Closed public hearing at 7:20 pm

Discussion:

1. Question as to advertising to public and increasing visibility. Mr. Moore will be giving tickets to area hotels as a promotion.
2. Tree plantings needed to maintain integrity of 2004 ordinance, choice being evergreen.

Statement of findings and conclusion needed before final approval

Motion made by Sheridan - Second Schaar - Edelson to prepare and present statement of findings and conclusion along with a final motion. Final approval to include with conditions as set forth: Preliminary requirements need to be met contact number # , septic field working, tree planting, and number of employees, if dumpster is needed. Please refer to report from LandPlan Dec 5 2016 pg 6. Seconded by Schaar - All Approved.

Tues. Jan 21 Special Meeting @ 6:30 pm. for a final vote - all approved.

Old Business:

Private Road: Update

Garage Accessory Buildings Lot coverage: Sheridan discussed with Twp Board and reported Twp. board willing to work on this and would like planning commission to proceed and present suggestions.

- Lot Coverage currently at 10%, additional issues need to be dealt with in regards to research and impervious environmental compromise on the quality of the water, visual appeal, 1 acre lot maximum (10-35% average), accessory building limits could be separated from Lot coverage limits. Garage could be separated and not added as an accessory building in 10% lot coverage standard. A green belt could be added to meet requirement. In place 60% already in the front yard of a residential lot.

Motion by Norris seconded by Parlberg to have LandPlan review and bring recommendations to the board in regards to lot coverage allowances. All in Favor

Open Discussion: none

Planning Commissioners Discussion: none

Twp Board report: Report by Sheridan

Zoning Board of Appeals: Report by Parlberg

New Business: none

Public Hearing dates: none

Public Meeting: Wilderness Park

Site Plan Review by LandPlan- Edelson- attached document

Public comment by property owner: Owner's duplex is 3' higher than parking lot, tree plantings have been destroyed in the buffer zone throughout the years and have not been replaced. Nearby property owner is concerned about parking of buses and the fumes emitted, a drop of value in property due to increased visibility of parking from rental duplex.

Discussion: Regarding realigning the parking lot with proposed increase to accommodate bus parking to the south and car parking to the north. Additional discussion on fencing placement and height accommodating privacy for property rental owner

- Applicant has withdrawn application and will present alternative options for parking lot and will be submitted for the Jan 21 2014 meeting.

Announcements: None

Motion by Sheridan- Parlberg seconded -to adjourn at 9:15 pm

*Respectfully submitted,
Elaine Parlberg*