



Birch Run Township Planning Commission
Regular Meeting Minutes
March 21, 2022
11935 Silver Creek Dr., Birch Run, Michigan 48415

Call to Order of Special Meeting:

Chairman CJ Norris called the March 21, 2022 Regular Meeting of the Birch Run Township Planning Commission to order at 7:00 p.m. with the Pledge of Allegiance.

Members Present:

C.J. Norris, Chair; VACANT, Vice Chair; Mike Marr, Secretary; Ed Munson, Fred Sheridan, Keith Jewell & Mike Musial, Members.

Members Absent:

Motion by Marr seconded by Sheridan to excuse Keith Jewell from the March 21, 2022 Regular Meeting.

PASSED: Motion carried by unanimous voice vote

Others Present:

Corey Trinklein, Recording Secretary; Gretchen Nielsen, Zoning Administrator (arrived at 7:30pm); Jason Ball, ROWE PSC; and Adam Flory, Attorney (arrived at 7:30pm). Sixteen (16) people were in the audience.

Election of Officers:

Motion by Sheridan seconded by Marr to nominate CJ Norris as the Planning Commission Chair.

PASSED: Motion carried by unanimous voice vote

Motion by Sheridan seconded by Norris to nominate Mike Marr as the Planning Commission Vice-Chair.

PASSED: Motion carried by unanimous voice vote

Motion by Sheridan seconded by Munson to nominate Mike Musial as the Planning Commission Secretary.

PASSED: Motion carried by unanimous voice vote

Approval of Meeting Minutes:

Motion by Sheridan seconded by Marr to approve the February 7, 2022 Special Meeting Minutes as presented.

PASSED: Motion carried by unanimous voice vote

Motion by Marr seconded by Musial to approve the January 13, 2022 Special Meeting Minutes as presented.

PASSED: Motion carried by unanimous voice vote

Public Hearing for Master Plan Adoption:

Public Hearing opened at 7:08 p.m.

Staff Comments: Jason Ball, ROWE PSC provided his review of the Master Plan Adoption.

Public Comment: 7:09 p.m. to 7:09 p.m.

No Public Comments

Public Hearing closed at 7:10 pm

Planning Commission Discussion and Recommendation:

Motion by Sheridan seconded by Marr to approve the resolution of adoption for the updated Birch Run Township Master Plan including all maps and documents and submit it to the Birch Run Township Board for final approval as presented. (Attachment A)

Yeas: Sheridan, Munson, Norris, Marr

Nays: None

Abstain: Musial

PASSED: Motion carried by majority roll call vote

Public Hearing for Marijuana Caregivers Zoning Ordinance Text Amendment:

Public Hearing opened at 7:12 p.m.

Staff Comments: Jason Ball, ROWE PSC provided his review of the Marijuana Caregivers Zoning Ordinance Text Amendment.

Public Comment: 7:15 p.m. to 7:20 p.m.

Numerous audience members wanted to be able to review the ordinance language before providing comment.

Public Hearing tabled at 7:20 pm

Public Hearing for Outdoor Sales Lots Zoning Ordinance Text Amendment:

Public Hearing opened at 7:21 p.m.

Staff Comments: Jason Ball, ROWE PSC provided his review of the Outdoor Sales Lots Zoning Ordinance Text Amendment.

Public Comment: 7:23 p.m. to 7:28 p.m.

Jason Patterson

Raymond Leach

Public Hearing closed at 7:28 pm

Planning Commission Discussion and Recommendation:

Motion by Marr seconded by Sheridan to approve the draft text amendment to the Birch Run Township Zoning Ordinance as presented on outdoor sales lots and send it to the Birch Run Township Board for review and final approval.

Yeas: Marr, Munson, Norris, Musial, Sheridan

Nays: None

PASSED: Motion carried by unanimous roll call vote

Public Hearing for Financial Institution Drive-Through Zoning Ordinance Text Amendment:

Public Hearing opened at 7:31 p.m.

Staff Comments: Jason Ball, ROWE PSC provided his review of the Financial Institution Drive-Through Zoning Ordinance Text Amendment.

Public Comment: 7:32 p.m. to 7:33 p.m.

Buddy Dalton

Public Hearing closed at 7:33 pm

Planning Commission Discussion and Recommendation:

Motion by Sheridan seconded by Marr to approve the Financial Institution Drive-Through By Right Text Amendment to the Birch Run Township Zoning Ordinance as presented and forward to the Birch Run Township Board for review and final approval.

Yeas: Munson, Norris, Marr, Sheridan, Musial

Nays: None

PASSED: Motion carried by unanimous roll call vote

Public Hearing for Special Land Use Application – 12172 Gera Rd., Robert Richmond:

Public Hearing opened at 7:35 p.m.

Staff Comments: Jason Ball, ROWE PSC provided his review of the Special Land Use Application for a pond at 12172 Gera Rd.

Applicant Comment:

Robert Richmond provided information regarding requirements that were missing from the application as well as other information.

Public Comment: 7:41 p.m. to 7:54 p.m.

David Walentovic

Tina Walentovic

Elizabeth Tarashewicz

Mark Meader

Christie Neurohr

Public Hearing closed at 7:54 pm

Planning Commission Discussion and Recommendation:

Motion by Marr seconded by Sheridan to postpone the application for SLUP Request for a pond located at 12172 Gera Rd. until all requirements under our pond ordinance are met and approved by the zoning administrator.

Yeas: Munson, Norris, Marr, Sheridan, Musial

Nays: None

PASSED: Motion carried by unanimous roll call vote

Public Hearing for Special Land Use Application – 12645 S. Block Rd., Christopher Langley:

Public Hearing opened at 8:10 p.m.

Staff Comments: Jason Ball, ROWE PSC provided his review of the Special Land use Application for a pond at 12645 S. Block Rd.

Public Comment: 8:11 p.m. to 8:15 p.m.

Rachael Ramirez

Public Hearing closed at 8:16 pm

Planning Commission Discussion and Recommendation:

Motion by Marr seconded by Sheridan to postpone the application for SLUP Request for a pond located at 12645 S. Block Rd. until all requirements under our pond ordinance are met and approved by the zoning administrator.

Yeas: Norris, Marr, Sheridan, Musial, Munson

Nays: None

PASSED: Motion carried by unanimous roll call vote

Public Hearing for Marijuana Caregivers Zoning Ordinance Text Amendment: Reconvened at 8:26 p.m.

Public Hearing opened at 8:26 p.m.

Staff Comments: Adam Flory, Attorney provided his review of the Marijuana Caregivers Zoning Ordinance Text Amendment.

Public Comment: 8:29 p.m. to 8:44 p.m.

Jenny Lindemann

Buddy Dalton

Hoss Plourde

Public Hearing closed at 8:44 pm

Planning Commission Discussion and Recommendation:

Motion by Sheridan seconded by Marr to recommend sending to the Birch Run Township Board of Trustees the Marijuana Caregivers Ordinance and any pertaining other ordinances that go along with it or are affected by it for final review.

Yeas: Marr, Sheridan, Munson, Norris

Nays: None

Abstain: Musial

PASSED: Motion carried by majority roll call vote

Old Business:

1. Master Plan Review – Jason Ball, ROWE PSC (Revised future land use section included in packet)

This item has been completed.

2. Marijuana Caregiver Text Amendment.

This item has been completed.

3. Outdoor Sales Lots Text Amendment.

This item has been completed.

4. Financial Institution Drive-Through Text Amendment

This item has been completed.

5. Capital Improvement Plan (CIP)

Jason Ball, ROWE PSC provided an update regarding the progress on the CIP Plan.

6. Lot Coverage/Front Setback (on hold)

This item is still on hold.

7. Short-Term Rentals (on hold)

This item is still on hold.

Open Discussion for Issues not on the Agenda:

Public comments/correspondence received: A letter was received and provided at this meeting by Rachael Ramirez regarding the 12645 S. Block Rd. pond SLUP. (Attachment B)

Planning Commission Members: A few Planning Commission members had misc. comments.

Members in the audience: Hoss Plourde thanked the board for listening to his comments.

Reports:

Township Board Representative (Fred Sheridan): None

Zoning Board of Appeals (ZBA) Rep. (Mike Marr): None

New Business:

1. 12172 Gera Rd., Robert Richmond Special Land Use Application

This item has been postponed.

2. 12645 S. Block Rd., Christopher Langley Special Land Use Application

This item has been postponed.

3. 8010 Dixie Highway Rezoning (**no application received**)

No action was taken at this time.

4. Setting public hearing dates: None set tonight

Other:

Chairman Norris asked Gretchen Nielsen, Zoning Administrator about a question that was recently raised regarding Beamer's Restaurant.

Chairman Norris asked Jason Ball, ROWE PSC if they can require a fence to go around a pond.

Motion by Sheridan seconded by Marr to approve the Planning Commission Regular Meeting dates for 2022/2023 as follows to be held at 7:00 p.m. in the government room as presented:

- June 20, 2022
- September 19, 2022
- December 19, 2022
- March 20, 2023

PASSED: Motion carried by unanimous voice vote.

Announcements:

Township Board Meeting – 2nd Tuesday of each month (Next regular meeting is April 12, 2022)

Planning Commission Meeting – Quarterly (Next regular meeting is June 20, 2022)

ZBA – Semi Annual - 3rd Tuesday of April and October (Next regular meeting is April 19, 2022)

DDA – Meetings are held as needed (Next special meeting is March 23, 2022)

(All meetings are held in the Governmental Center unless noted)

Adjournment:

Motion by Marr seconded by Sheridan to adjourn at 9:37 p.m.

Motion passed by unanimous voice vote

Minutes respectfully submitted by:

Recording Secretary Corey Trinklein

Mike Marr

Planning Commission Secretary



Birch Run Township

8425 Main Street • P.O. Box 152 • Birch Run, MI 48415

Phone: (989) 624-9773 • Fax: (989) 624-1177

Sign in Sheet

Name

Address

- 1) Gaddy Dalton 12196 N. Saginaw Rd. Clio
- 2) Hoss Plouffe 8634 Pinect Clio 48420
- 3) Mark Meader 122285 Gera Rd. BR 48415
- 4) Christie Neurohr 122285 Gera Rd. BR 48415
- 5) DAVID & RACHAEL Ramirez 12275 E. Birch Rd. 48415
- 6) Robert Lukman 14100 Webster Rd. Birch Run, MI 48415
- 7) Raymond Lead 10252 Birch Run Rd Birch Run, MI
- 8) Jenny Lindemann Americans for Safe access MI
- 9) David & Tina (Valentovic) 12200 Gera Rd.
- 10) SIMON & ELIZABETH TARASIEWICZ 12290 Gera Rd
- 11) Jason Patterson 10252 E. Birch Run Rd
- 12) Dale Trinklein Jr. 10670 Burr Rd.
- 13) _____
- 14) _____
- 15) _____
- 16) _____
- 17) _____
- 18) _____

(over)

RESOLUTION OF ADOPTION

BIRCH RUN TOWNSHIP PLANNING COMMISSION, SAGINAW COUNTY, MICHIGAN BIRCH RUN TOWNSHIP MASTER PLAN

WHERE AS the Birch Run Township Board of Trustees established a Planning Commission as authorized under the Michigan Planning Enabling Act PA 33 of 2008 to prepare plans for the development of the township, and

WHERE AS the Birch Run Township Planning Commission has prepared a draft update to Birch Run Township Master Plan, and

WHERE AS that draft has been reviewed at a public hearing to gather public comments of the residents of Birch Run Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHERE AS the Birch Run Township Planning Commission has determined that the plan is appropriate the for future development of the township, and

WHERE AS the Birch Run Township Board of Trustees has reserved for itself final approval of the plan as authorized by the Michigan Planning Enabling Act PA 33 of 2008, now

THEREFORE BE IT RESOLVED that the Birch Run Township Planning Commission does hereby adopt the updated Birch Run Township Master Plan including all maps and documents included and submits the plan to the Birch Run Township Board of Trustees for final approval.

Moved by: Skinner Yeas 4

Supported by: Don Nays 0

Calley K.
Planning Commission Chairperson

Michael E. Mann
Planning Commission Secretary

March 21, 2022
Date

From: Rachael Ramirez
Sent: Thursday, March 10, 2022 11:52 AM
To: Riley Kiessling <clerk@birchruntp.com>
Subject: Water table vs pond

Hi Riley

Congratulations on this job it's a perfect fit for you how exciting!

So we received a letter saying that a gentleman on Block road is going to put a pond in 300 ft from our land which is great except we're worried about our water table.

Some history for you when we moved in 22 years ago the neighbors were showing us around and said oh here's a place where a pond was put in but everyone's Wells were affected so they filled it back in so no pond could be put in. That is the reason for our concern because this information won't be on any of the books.

David or I will be at the township meeting but our concern is will research be done on the water table for our block before the pond is put in? If deemed okay when the pond is put in and the water table for the surrounding houses is affected will it be mandated to be filled back in immediately?

Maybe nothing will happen we just don't know but we are concerned. Thanks for looking into it and good luck with your position have a good day.

Thanks again,

Rachael and David Ramirez

Sent from Yahoo Mail on Android