

**Birch Run Township
Planning Commission
Meeting Minutes**

Special Meeting

December 7, 2004

Members Present

Dennis Bronner
Bob Scharrer
Alan Hunter
Diane Timmons

Jeff Putnam
James Totten
Wyn Wilson

The meeting was called to order at 7:00 pm by Chairman Al Hunter. A quorum was present.

Minutes of the **November 22, 2004** regular meeting were reviewed and approved on a motion by Totten and supported by Wilson with no corrections. Motion passed 7-0.

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

1. Hear a request from Terry Hader from General RV to amend a previously approved site plan by proposing to incorporate additional property to the southerly portion of the parcel at 12410 Dixie Hwy, Birch Run, Michigan.
2. Here a request for site plan approval from Birch Run Moose Lodge 2426 for an addition to its building at 12326 Gera Rd, Birch Run, Michigan.
3. Conduct a Site Plan review for both projects.

Attending this meeting:

- Tim Hader, General RV
- Bill Daniels, Moose Lodge
- Harry Wagner, Moose Lodge
- Mike Setzer, BR Township

General RV Site Plan Approval

Terry Hader of General RV presented its proposal to incorporate additional property into the existing site plan on the south property line and to relocate the propane tank and dump facility. After much discussion, on the condition that the property line be moved administratively, Site Plan Request #2004-10 at 12410 Dixie Hwy, Birch Run, Michigan was given approval to:

1. Relocate the propane filling station and dump facility.
2. Add parking spaces and change the parking design.
3. Add 20 feet along the south property line to accommodate increased parking places.

The motion to approve was made by Bronner and was seconded by Totten. Approved 7-0.

Birch Run Moose Lodge 2426 Site Plan Approval

Bill Daniels of Birch Run Moose Lodge presented its proposal to construct a sixty (60) by one-hundred twenty (120) foot addition to the west side of the existing facility and a twenty-four (24) by thirty (30) foot storage building with parking lot and exterior lighting improvements. The Moose Lodge has grown to 1,000 members since 1996. They will be adding a new water well since the old one is maxed out with current use. The new facility will add a 380 person capacity. 97 parking spaces are planned. The dumpster will be moved to the back corner of the property. A new septic field will be put in to serve the new addition. After some discussion Site Plan Request #2004-09 at 12326 Gera Road, Birch Run Michigan was given approval.

A motion to approve the Moose Lodge site plan as described above was made by Jeff Putnam and seconded by Bob Scharrer.

Additional discussion included:

Transmittal information and forms which will facilitate the Planning Commission communication with the Zoning Administrator and Township officials regarding development projects coming before the Planning Commission. We were given a proposed site plan review checklist and a sample Zoning Administrator report that would address the specific project and whether it does or does not comply with existing zoning ordinances. We also discussed whether Spicer Group engineering reports are cost-effective for the kind of information they are supplying us with. The report we examined was full of inaccuracies and expensive besides.

Future Meetings:

The next regular meeting of the Planning Commission is scheduled for Monday, January 24, 2005 at 7:00 pm.

All in favor to Adjourn at 8:30 pm.

Submitted: Diane Timmons, Secretary



Approved: 1/24/05