

WILSON TOWNSHIP
PLANNING COMMISSION

A meeting of the Wilson Township Planning Commission was held on October 5, 2016 at the Township Hall on BC/EJ Road, Wilson Township, Charlevoix County.

Meeting Attendance: Roll call of Planning Commission members present: John Mathers, Jeff Argetsinger, Mel Nowland, Mark Wuerth, Aaron Nordman and Ray Guzniczak. Other township officials present: Scott McPherson. Citizen guests: Bill Zibell and Dave Drews.

Call to Order: Chairman John Mathers called the meeting to order at 6:00 PM.

Minutes: Motion made by Jeff Argetsinger, support by Mark Wuerth to approve as presented the minutes of the September 7, 2016 meeting. All ayes. Motion carried.

New Business

1. Pre-application Meeting request from Bill Zibell to Review possible changes to River Run Estates to increase density.

Dave Drews representing Bill Zibell property owner of River Run Estates indicated that the current market conditions and land costs of the River Run Estates has prohibited any housing development at the site over the last 12 years. There has been no houses built and none of the approved 7 lots have sold. The existing layout of single loading the infrastructure has made development of the lots cost prohibitive. The property owner would like to explore a rezoning of the parcel to increase the density and allow for double loading the road and infrastructure. If the zoning for the 40 acre parcel was changed to RR1 the allowed density would be increased to 13 units and they would again pursue an open space development that would allow up to 3 additional units for a total of 16 units. The property owner believes the increase in density would make the project more viable. The planning commission discussed the rezoning process and the property owner indicated that they may request a conditional rezoning. The property owner indicated that a concept would be developed and brought back to the commission for review.

Planners and Zoning Administrator Report

1. Scott McPherson reported that the 3rd Charlevoix County Planners Forum has been scheduled for November 9th. It will be held at the Charlevoix County library from 4:30 to 9pm. This year's event is free of charge.

With no further business to come before the Wilson Township Planning Commission, Mel Nowland moved, support by Ray Guzniczak to adjourn at 7:10 PM.

The next scheduled meeting of the Wilson Township planning Commission will be held on November 2, 2016 at 6:00 PM.

Respectfully submitted,

Scott McPherson

Mel Nowland, Secretary