

Wilson Township
 Planning Commission Meeting
 February 6, 2019

DRAFT

CALL TO ORDER	Chair John Mathers called the meeting to order at 6:00 PM and led the Pledge of Allegiance. Present: Roll call: Norm Vogt, Aaron Nordman, Mark Wuerth, John Mathers, Ray Guzniczak, and Mel Nowland. Also present planner Scott McPherson, recording secretary Marilyn Beebe, Carrie May with Boyne Engineering and Design, Michael Caruso, Jon Zich, and Dan Thomas with Bunnell Hill Construction, Jim Shumate with CCT Consultants, Steve Bulmann, Bulmann Dock & Lift, and Dave Drews with Northern Michigan Economic Alliance.
APPROVAL OF MINUTES	<i>Motion by Ray Guzniczak, support by Mel Nowland to approve the minutes from the January 2, 2019 Planning Commission meeting. Voice vote: Ayes – 6 Nays – 0 Motion carried.</i>
CITIZENS COMMENTS ON NON-AGENDA ITEMS	None
NEW BUSINESS	<p>1. <u>Site Plan Amendment for Bulmann Ventures LLC</u>: Scott reported on a site plan amendment by Bulman Ventures, LLC. In 2018, a plan for a new building addition of 28,800 sq. ft. on parcel 15-001-006-30 was approved by the Planning Commission. The plan was approved with conditions of permits from Charlevoix County for soil erosion and storm water and MDOT for a driveway. The proposed amendment to the plan - Phase 1 - reduces the addition to 14,400 sq. ft. with a reconfiguration of the parking lot. The existing building will not be torn down but used for temporary storage. Phases 2, 3, and 4 would be additional structures on site that will require site plan review. No construction will begin until all conditions of the approved site plan have been met. Accordingly, the Planning Commission determined that the proposed amendment (Phase 1) to the approved sit plan for Bulmann Ventures LLC meets all applicable ordinance criteria.</p> <p><i>Moved by Mark Wuerth, support by Norm Vogt to approve the amendment to the approved Bulmann Ventures LLC site plan. Voice vote: Ayes – 6 Nays – 0 Motion carried</i></p> <p>2. <u>Public Hearing for Tractor Supply (Bunnell Hill Development)</u>: An application was presented by Bunnell Hill Development for Site Plan Review (SPR) and Special Use Permit (SUP) for a Tractor Supply store to be located on a 10-acre parcel at 1200 M-75 S. The Planning Commission reviewed the plan with the developers, discussing storm water control, parking, water/fire suppression, retaining walls, building design, etc., after which SUP Standards and Findings Section 10.06 were completed (see attached).</p> <p><i>Motion by Ray Guzniczak, support by Mel Nowland to approve Special Use Permit 2019-01 for Bunnell Hill Development. Voice vote: Ayes – 5 Nays – 0 Abstain – 1 Motion carried.</i></p> <p>Section 18.8 Site Plan Review Findings were completed (see attached). <i>Motion by Mel Nowland, support by Mark Wuerth to approve Site Plan Review Findings 2019-01 for Bunnell Hill Development with conditions to obtain all required permits and submission of lighting and sign plans to the planner before a permit will be issued. Voice vote: Ayes – 5 Nays – 0 Abstain – 1 Motion carried</i></p>

3. Site Plan Approval for Eagle Marine: An application for site plan review was submitted for Eagle Marine for a cold storage building. The Planning Commission reviewed the plan and discussed building access, storm water control plan, etc., after which Site Plan Review Findings 2019-02 were completed (see attached).

Motion by Norm Vogt, support by Mel Nowland to approve Site Plan Review Findings 2019-02 for Eagle Marine.

Voice vote: Ayes – 6 Nays – 0 Abstain – 0 Motion carried

4. Public Hearing for Zoning Ordinance Amendment 1 of 2019: Zoning Ordinance 1 of 2019 proposes to limit building size to 1,200 sq. ft. for accessory buildings used for a home-based business and approval of a home-based business use would end with a transfer of ownership of the property.

Opened to Public Comment at 7:50 PM. No comments were taken.

Closed to Public Comment at 7:51 PM.

Section 21.06 Findings of Fact:

In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendation for disposition of the petition, to the Township Board within sixty (60) days of the filing date of the petition. The facts to be considered by the Planning Commission shall include, but not be limited to the following:

A. Whether the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.

The proposed change would make the Township regulations in regard to home-based businesses align more closely with other municipalities in Charlevoix County.

B. The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the petition.

A precedent would not be established as this is a procedural requirement

C. The compatibility of the Township or other government agencies, which provide any services, facilities, and/or programs that might be required if the petition were approved.

The proposed change would not impact any required services, facilities and/or programs.

D. Effect of approval of the petition on adopted development, policies of the Township and other government units.

Home-based businesses are encouraged by the Wilson Township Master Plan; however, the existing regulations may promote home-based businesses to grow to a size that is incompatible with surrounding residential uses.

E. All findings of fact shall be made a part of the public records of the meetings of the Planning Commission and Township Board. An amendment shall not be approved, unless these and other identified facts be affirmatively resolved in terms of the general health, safety,

	<p>welfare, comfort and convenience of the citizens of the Township, or of other civil divisions where applicable.</p> <p><i>Motion by Ray Guzniczak, support by Mel Nowland to recommend to the Wilson Township Board of Trustees adoption of Ordinance 1 of 2019.</i></p> <p><i>Voice vote: Ayes – 6 Nays – 0 Abstain – 0 Motion carried</i></p>
OLD BUSINESS	None
OTHER COMMUNICATIONS / REPORTS	1. <u>Planner and Zoning Administrator's report:</u> Submitted and reviewed.
ADJOURNMENT	<p><i>Motion by Mel Nowland, support by Norm Vogt to adjourn at 8:00 PM.</i></p> <p><i>Voice vote: Ayes – 6 Nays – 0 Abstain – 0 Motion carried</i></p>

Mel Nowland, Planning Commission Secretary

Marilyn Beebe, Recording Secretary