

Wilson Township
 Planning Commission Meeting
 September 5, 2018
 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: Aaron Nordman, Jeff Argetsinger, Mark Wuerth, Norm Vogt, John Mathers, Ray Guzniczak, and Mel Nowland. Also present Scott McPherson, recording secretary Marilyn Beebe, and John Zilch representing Tractor Supply.
APPROVAL OF MINUTES	<i>Moved by R. Guzniczak, second by M. Nowland to approve the minutes from the August 1, 2018 Planning Commission meeting. Further discussion: None. Passed by affirmative vote of the Planning Commission.</i>
CITIZENS COMMENTS ON NON-AGENDA ITEMS	None
NEW BUSINESS	<p>1. <u>Added to the Agenda Tractor Supply Preliminary Plan</u>: Mr. John Zilch, a representative for Tractor Supply, shared a preliminary drawing of a proposed plan to construct a Tractor Supply on a parcel located at 1200 M-75 (between the Crain property and M-75 Service Center). The PC reviewed the drawing with Mr. Zilch:</p> <ul style="list-style-type: none"> • Well & septic • Is not near the gas line running through the property, • Structure will be about 20,000 sq. ft on 11 acres • Ground level dock with overhead doors • Most display and inventory will be located behind the store • Parking lot lighting will reflect downward • Appropriate water runoff plan <p>The decision to move forward with plan will be made in the next few of weeks.</p> <p>2. <u>Questions for a Community Survey</u>: Scott shared a draft of questions he developed for a community survey with the PC for discussion and review. The questions center around development along the M-75 corridor and the Boyne City-East Jordan Road, affordable housing, and general questions about functions of the township. It was suggested clarifying the language regarding the zoning districts plus and removing lot widths that were felt not necessary. Scott will make some changes and submit the survey to the township board for review.</p>
OLD BUSINESS	<p>1. <u>Nuisance violations</u>:</p> <ul style="list-style-type: none"> • Steinhoffs - paid a fine. With the new ordinance in place, Scott can go ahead with enforcement actions • Hamptons – Notified them that a citation will be coming • Jeff noted that property near his home is accumulating a large amount of garbage and junk. Scott made note of it.
OTHER COMMUNICATIONS / REPORTS	<p>1. <u>Planner and Zoning Administrator's report</u>: Submitted.</p> <ul style="list-style-type: none"> • Mr. Casper has pulled a permit for a building and will be coming for Phase 2 approval. <p>2. Jeff reported to the group that there will be an article in the next Great Lakes Energy County Lines about the Wreaths Across America program.</p> <p>3. Norm Vogt stated that he would like to see the Home Based Business section reviewed as he is of the opinion that the township is too lenient as to what is an acceptable HB business. Scott will investigate other zoning ordinances.</p>

ADJOURNMENT

Motion by Norm Vogt, second by Mel Nowland to adjourn at 7:05 PM. Passed by affirmative vote of the Planning Commission members. The next regular meeting is October 3, 2018 at 6:00 PM.

Respectfully submitted,

Mel Nowland, Planning Commission Secretary

Marilyn Beebe, Recording Secretary