

Wilson Township
Planning Commission Meeting
May 2, 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: Norm Vogt, Aaron Nordman, Jeff Argetsinger, Mark Wuerth, John Mathers, Ray Guzniczak, Mel Nowland, Scott McPherson, and recording secretary Marilyn Beebe.

Guests: Jim Behling, Howard Carson, Elayne Behling, Bryan Graham, Zach White, Guy White, Dan Barron, John Kujawski, Linda Kujawski, Richard Streufert, Brenda Streufert, Jeffrey Knaggs, Eric Forbes, Kevin Klevorn, Tom Mahaney.

APPROVAL OF MINUTES

Moved by R. Guzniczak, second by M. Nowland to approve the minutes from the April 4, 2018 Planning Commission meeting. Further discussion: None. Passed by affirmative vote of Planning Commission.

**CITIZENS COMMENTS
ON NON-AGENDA ITEMS**

None

NEW BUSINESS

1. Pre-application for Guy White: Attorneys Daniel Barron and Kevin Klevorn accompanied Mr. Guy White for a pre-application meeting. Mr. Barron spoke first recommending an ordinance amendment that would facilitate the type of storage Mr. White is proposing. An amendment could modify the special use process to include storage facilities that would be done in a way as not to compromise the rural character of the township. Mr. Barron stated that there is very little land in the township that can be used for storage and as such, areas in the township – RDA - could be utilized if the special use process were modified to include storage. Chair John Mathers responded that there is land that could be used for storage along M-75. Mr. Klevorn encouraged the township to think proactive and not reactive. For example by developing districts in the township – sub-categories/zoning -such as secondary commercial/industrial. Mr. Klevorn stated that in his opinion, eventually the NW corner of the township will be absorbed into the City of Boyne City so it would benefit the township to work together and do something contract wise to add sub-zoning to the township's zoning ordinance. Chair Mathers stated that the Planning Commission will take the matter under advisement and discuss it at a future meeting.

2. Public Hearing Eric Forbes Home-Based Business: A home-based business application and a special use permit were submitted by Eric Forbes to operate an auto repair shop out of an existing building on his 10 acre parcel on Behling Road. Mr. Forbes stated that the building will be insulated and screened. Chair Mathers asked about the hours of operation. Mr. Forbes replied that the hours would be daylight hours with some extended hours but nothing that would disturb neighboring residents. A 30 x 40 ft. existing building would be used for the business with screened parking behind the building. The only outside storage would be a few cars. He is working with the Charlevoix County Road Commission to develop a second drive.

Opened to public comment at 6:53 PM.

- John Kujawski stated his concerns are that since his residence is downhill from the proposed shop, he is worried about overflow of transmission oil engine oil, fuel getting into the ground. He also stated that rain drains down to his home and he is worried about pollution

- getting into his well. He is also concerned about an overflow of business/cars from the Germaine auto repair shop that is located further down Behling Road being parked at the Forbes location.
- Linda Kujawski stated that she knows that Eric will do a good job but she – like her husband – has concerns.
 - Brenda Streufert stated that she has nothing against Eric – she and her husband live next door – but she doesn't want to look out and see the business every day. She wants the area to be nice and asked the Planning Commission to think about how they would like to be next to the business.
 - Elayne Behling noted that she has the same concerns as the Streuferts. She also commented on the dangerous situation of cars flying by and the business will add to it. She is not sure that it is the ideal place for the business and that if the Planning Commission allows the business, that they take all regulations into account. Ms. Behling also asked that if pollution from the business is discovered on her property, will she be able to sell it?
 - Tom Mahaney owns 40 acres next to the property. He stated that Eric is not going to change his business to be a large shop. He noted that Eric wants to work hard plus the environmental concerns are highly regulated and where he is at is perfect.
 - Jeffrey Knaggs, a neighbor on the west side doesn't think the business will be a huge problem. However, the hill is a problem, plus there is a wetland at the bottom of the hill. He is also concerned about noise and odor.
 - Richard Streufert asked if anyone had any questions about the letter he submitted.
 - Elayne Behling asked about what happens in the future. Scott McPherson replied that the special use is approved with conditions. If Mr. Forbes wants to do something additional he must come back to the Planning Commission.
 - Richard Streufert asked about the location of the 2nd drive, which is proposed to be 300 ft. to the east of the existing drive. Mr. Forbes is working with the Charlevoix County Road Commission regarding the drive.
 - Howard Carson asked why Mr. Forbes didn't look for a different location.
 - Jim Behling noted that he has a home-based business and that it grew and developed into a bigger business.
 - Richard Streufert asked if the use goes with Mr. Forbes or the land. Scott McPherson replied that the use is tied to the land.
 - Eric Forbes stated that there will not be a lot of vehicles being parked at the business. When they are repaired they will be picked up. Mark Wuerth replied that most business people don't want a lot of cars parked as they are taking up space.

Closed to public comment at 7:30 PM

Eric Forbes commented regarding Mr. Carson's question. When looking for property, he looked at zoning for what he wanted to do. He also stated that if people are concerned about safety and oil leaking into the watershed or neighboring properties, what about all the old tractors sitting in a field not far from the proposed site? He stated that Dyer Road is a big concern, which is why he is working with the Road Commission for a driveway 300 ft. from the top of the hill instead of the existing one 50 ft. from the hill. He also noted that what he is asking for is sufficient – he doesn't plan on expanding. What you will see sitting around will be his cars. Jeff Argetsinger commented that a 30 x 40 ft. building is not that large and you can't get many cars in it. Chair Mathers stated that concerns are about spillage, drainage and road safety.

Findings of Fact for Special Use Permit Section 10.05 Required Standards and Findings for Making Determinations: See attached. Moved by Aaron Nordman, and support by M. Nowland to approve Findings of Fact for Special Use Permit Section 10.05. Further Discussion: None. Ayes – 6, Nays - 1. Motion approved.

Findings of Fact for Special Use Permit - Home Based Business Section 10.15: See attached. Moved by Mark Wuerth and support by Ray Guzniczak to approve Findings of Fact for Home Based Business Section 10.15. Further Discussion: None. Ayes – 6, Nays – 1. Motion approved.

Findings of Fact for Site Plan Review Home Based Business Section 18.8: See attached. Moved by Jeff Argetsinger and support by Aaron Nordman to approve Findings of Fact for Site Plan Review Section 18.8. with conditions. Further discussion: None. Ayes – 6, Nays – 1. Motion approved.

3. Election of Officers: Moved by Ray Guzniczak and support by Jeff Argetsinger to retain the current selection of officers: Chair John Mathers, Vice Chair Aaron Nordman and Secretary Mel Nowland. Passed by unanimous affirmative vote.

OLD BUSINESS

None

OTHER COMMUNICATIONS / REPORTS

1. Planner and Zoning Administrator's report. Submitted

ADJOURNMENT

Motion by Norm Vogt and support by Mel Nowland to adjourn at 8:48 PM. Passed by unanimous affirmative vote. The next Planning Commission meeting is scheduled for June 6, 2018.

Respectfully submitted,

Marilyn L. Beebe, Clerk