

Wilson Township Planning Commission
Regular Meeting
December 6, 2017

CALL THE MEETING TO ORDER: Chair John Mathers called the meeting to order at 6:00 PM and led the Pledge of Allegiance.

ROLL CALL: Planning Commission (PC) Members Present: Norm Vogt, Jeff Argetsinger, Aaron Nordman, Mark Wuerth, John Mathers, Ray Guzniczak, and Mel Nowland. Also present: recording secretary Marilyn Beebe and planner Scott McPherson. Guests: Steve Bulman, Randy Lavanway, and one other guest whose name could not be read in the guest sign-in book. Chris Christensen arrived about 6:30 PM.

APPROVAL OF MINUTES: Moved by R. Guzniczak and second by M. Nowland to approve minutes from the September 6, 2017 Wilson Township Planning Commission meeting (the October meeting was cancelled and the November meeting was a training session in Charlevoix) Voice vote: Ayes 7, Nays 0.
MOTION CARRIED.

CITIZENS COMMENTS ON NON-AGENDA ITEMS: None.

NEW BUSINESS:

1. Pre-application Conference: Bulman Dock

a. Mr. Steve Bulman was in attendance to discuss expanding his dock business by purchasing adjacent property owned by R&B Excavating. The R&B property is zoned Commercial and the use would be a use by right. Mr. Buhlman is considering constructing, at a minimum, a 20,000-sq. ft. building or increasing the size of the existing facility. He also would create a somewhat larger outdoor display area. He noted that the driveway will remain unchanged.

2. Pre-application Conference – R&B Excavating

a. Mr. Randy Lavanway was in attendance to discuss plans to purchase the Crain property and relocate his business to this site. The property is zoned Industrial. Mr. Lavanway is proposing to build a 3,000-sq. ft. building on a buildable area on the property. The driveway will require MDOT permits. Storm water drainage was discussed, and a plan will need to be approved by the county.

Both individuals plan to submit site plans for Planning Commission approval soon.

OLD BUSINESS: None

OTHER COMMUNICATONS REPORTS:

1. Jeff Argetsinger reported that the board has been discussing the concept of a Seasonal Road policy. During discussion, areas of concern by the Planning Commission were: 1) every seasonal road may have different conditions and 2) where would the money come from that would be needed to improve a seasonal road. However, the planning commission decided it would be appropriate to further discuss a seasonal road policy at a later date.
2. Jeff Argetsinger invited Planning Commission members to the Wreaths Across America laying of wreaths event on December 16th at Knop Cemetery at 10:00 AM.
3. John Mathers reported that he worked the township's Fall Clean-up and is suspect that a lot of the tires that were disposed of were brought from outside the township. J. Argetsinger reported that only 4 tires are allowed.
4. Ray Guzniczak commented on the number of dead trees along the township's roads and asked for the township to put pressure on the Charlevoix County Road Commission to take care of dead trees before they fall.

5. Planner and Zoning Administrator's report:

- a. Boyne City had their initial kickoff for the M-75 corridor. A draft plan is being developed to be presented at the Boyne City Planning Commission meeting on January 15, 2018 at 5:00 PM and the Wilson Township Planning Commission members are invited. **Motion by M Nowland and second by M. Wuerth** to schedule a Wilson Township Planning Commission special meeting on January 16, 2018 for attendance to the Boyne City Planning Commission meeting. Voice vote: Ayes 7, Nays 0. **MOTION CARRIED.**
- b. Northern Escapes has obtained all permits to start construction.
- c. Save A Lot anticipates making site plan application soon.

ADJOURNMENT: Moved by M. Nowland, second by M. Wuerth to adjourn the meeting at 6:46 PM. Voice vote: Ayes 7, Nays 0. **MOTION CARRIED.** The next regular meeting is scheduled for 6:00 PM on January 3, 2018.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary