

Wilson Township Planning Commission
Regular Meeting
February 7, 2018

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, and Ray Guzniczak. Absent: Mel Nowland. Also present: recording secretary Marilyn Beebe and planner Scott McPherson. Guests: Guy White and son, and Mr. John Ferguson.

APPROVAL OF MINUTES: Moved by J. Argetsinger and **second by** R. Guzniczak to approve minutes from the December 6, 2017 Wilson Township Planning Commission meeting. Discussion: J. Mathers noted a correction that is needed under Planner and Zoning Administrator's report: The date for a special meeting should be January 15, 2018. M. Beebe will make the correction. **Ayes 6, Nays 0, Absent 1. MOTION CARRIED.**

CITIZENS COMMENTS ON NON-AGENDA ITEMS.

1. Mr. Ferguson presented a preliminary proposed site plan on behalf of Mr. Guy White for Boyne Area Community Storage on property located on Boyne City – East Jordan Road. Since the plan was not on the agenda and at the request of Chair John Mathers, the proposed preliminary site plan will be placed on the March Planning Commission agenda.

NEW BUSINESS:

1. Public hearing for zoning of parcels 15-015-001-011-15, 15-015-001-011-20, and 15-015-001-011-30 to Community Service Commercial (CSC): Scott McPherson explained that due to the expiration of a 425 Agreement with Boyne City, three parcels will revert to Wilson Township zoning. Scott noted that the township CSC zoning is similar to the city zoning of the parcels, the uses are similar and the property owners will see no major change. Findings of Fact according to Section 21.06 were completed. **Motion by** J. Argetsinger with **second by** N. Vogt to recommend that the Township Board rezone parcels 15-015—001-011-15, 15-015-001-011-20, and 15-015-001-011-30. Further discussion: none. **Ayes 6, Nays 0, Absent 1. MOTION CARRIED. Motion made by** J. Argetsinger with **second by** N. Vogt to amend the previous motion to indicate that the rezone be made to the Community Service Commercial District. **Ayes 6, Nays 0, Absent 1. MOTION CARRIED.** Scott will submit the recommendation to the county planning commission for approval.
2. M-75 Corridor Plan: Discussed the M-75 Corridor Plan that was presented at the Boyne City Planning Commission meeting in January. Recommendations that a center turn lane be in the plan and that a service drive not be part of the plan will be made.
3. Meeting Calendar: The regular July meeting date is on the 4th. **Moved by** J. Argetsinger with **second by** R. Guzniczak to adopt the 2018 Wilson Township meeting calendar with the July Planning Commission meeting to be held on July 3rd 2018. **Ayes 6, Nays 0, Absent 1. MOTION CARRIED.**

OLD BUSINESS: None

OTHER COMMUNICATIONS REPORTS:

1. Planner and Zoning Administrator's report:
 - a. Mr. LaVanway's site plan will be on the March meeting agenda.

ADJOURNMENT: Moved by Ray Guzniczak, **second by** M. Wuerth to adjourn the meeting at 7:10 PM. **Ayes 6, Nays 0, Absent 1. MOTION CARRIED.** The next regular meeting is scheduled for 6:00 PM on March 7, 2018.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary