

WILSON TOWNSHIP PLANNING COMMISSION

Regular Meeting

May 5, 2013

CALL TO ORDER: Chair Jon Jasinski called the meeting to order at 6:00 PM. John Mathers led the group in the Pledge of Allegiance.

Present: Planning Commission (PC): Jon Jasinski, John Mathers, Ray Guzniczak, Jeff Argetsinger, Mark Wuerth, and Aaron Nordman

Absent: Mel Nowland

Staff: Recording secretary. Marilyn Beebe, Planner Scott McPherson, and guest Steve Bulmann from Bulmann Dock and Lift

MINUTES: Motion by John Mathers to approve as written the minutes from the March 6, 2013 Planning Commission (PC) meeting, **second** by Jeff Argetsinger. Discussion: none. Voice vote: all ayes. **Motion carried.**

CITIZEN COMMENTS ON NON AGENDA ITEMS: None

NEW BUSINESS:

1. Special Land Use and Site Plan Review for Bulmann Dock and Lift

- Mr. Steve Bulmann submitted an application for a special use permit for outdoor storage and display for a dock and lift business at property located at 185 Magnet Drive (Classic Motors). He proposes to use the front parcel and building for retail, light manufacturing, and display of product; and a vacant parcel for storage of inventory.
 - Two parcels:
 - 15-015-001-004-40 zoned Community Service Commercial (CSC), 2.3 acres with a 22,000 square foot building
 - 15-015-001-004-50 zoned Industrial (I), 4.5 acres, vacant
 - An easement connects the two parcels and access to the rear parcel will be using the easement
- Chair Jon Jasinski opened the meeting at 6:04 PM for public comment.
 - Scott McPherson reported that notices were sent to the owners of adjoining parcels. One owner, Mr. Strobe, responded with support of the use.
 - Display types were discussed. The rear parcel will be used for unassembled and assembled product. Raw materials will be partially stored outside. Mr. Bulmann commented that he needs to show his product but he doesn't want to create a mess.
 - 33 foot ROW on M-75 – setback for product display on the front parcel
 - Concerns about drainage and product storage on the unsecured back parcel were expressed (if and when the site is further developed). The PC does not want to see the parcel cluttered with product and storm water runoff is a concern.
 - Employee parking will be next to the building (12 employees working one shift most of the time)
 - No plans for shrubbery but fencing may be installed for screening/security
- Chair Jon Jasinski closed the meeting to public comment at 6:26 PM
- **Findings of Fact** for Special Use Permit for Bulmann Dock and Lift: See attachments
 - **Motion** by Jeff Argetsinger that the Special Use Permit standards and findings (Section 10.05) for Bulmann have been met, **second** by Mark Wuerth. Discussion: none. Voice vote: all ayes. **Motion carried.**

- **Findings of Fact** for Site Plan Review for Bulmann Dock and Lift: See attachments
 - **Motion** by John Mathers to approve the Site Plan Review findings and that all conditions set by Section 18.8 have been met or met with condition as stipulated in the findings (require a grading and drainage plan be submitted prior to clearing and grading the site and that a screening fence be installed prior to using the back parcel for outdoor storage), **second** by Mark Wuerth. Discussion: none. Voice vote: all ayes. **Motion carried.**
- 2. **Planners Moments for 2013.** **Motion** by Ray Guzniczak to continue Planners' Moments training for 2013, **second** by Jeff Argetsinger. Discussion: none. Voice vote: all ayes. **Motion carried.**

OLD BUSINESS:

1. Parcel adjacent to park property. Scott continues to try to make contact with the owners but his calls are not being returned.

OTHER COMMUNICATIONS/REPORTS:

1. Planner/ZA report - submitted.

ADJOURNMENT: There being no further business before the Wilson Township Planning Commission, **motion** by Aaron Nordman to adjourn at 7:55 PM, **second** by Ray Guzniczak. Voice vote: all ayes. **Motion carried.** The next regular scheduled meeting for the Wilson Township Planning Commission is June 5, 2013 at 6:00 PM.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary