

Wilson Township Planning Commission
Regular Meeting
May 7, 2014

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

ROLL CALL: Planning Commission Members Present: John Mathers, Jeff Argetsinger, Mark Wuerth, Ray Guzniczak, and Mel Nowland. Absent: Jon Jasinski and Aaron Nordman. Also present: recording secretary Marilyn Beebe and planner Scott McPherson, and Clare Van Laan.

APPROVAL OF MINUTES: **Moved by** Mel Nowland and **support** by Ray Guzniczak to approve the minutes from the March 5, 2014 Wilson Township Planning Commission meeting as written. Discussion: none. **Voice vote: all ayes of members present. Motion carried.**

CITIZENS COMMENTS ON NON-AGENDA ITEMS: None

NEW BUSINESS

1. Public Hearing for Zoning Ordinance Amendment 1 of 2014 (Article 17 – Signs) Scott McPherson reported that changes approved by the Planning Commission at the March meeting were incorporated into the proposed amendment along with recommendations from township attorney Bryan Graham.

Opened for public comments at 6:05 PM. No comments were offered. Closed for public comments at 6:06 PM. After brief discussion, **Moved by** Mel Nowland with **support** by Mark Wuerth to recommend for approval Amendment 1 of 2014 Article 17 Signs. **All ayes by voice vote of members present. Motion carried.** The Amendment will be sent to the Charlevoix County Planning Department for mandatory 30 day review after which it will be presented to the township board for consideration.

2. Public Hearing for Zoning Ordinance Amendment 2 of 2014 (Article 13 – Nonconforming Uses, Lots and Structures). Amendment 2 of 2014 regulates the removal and resumption of non-conforming structures for environmental cleanup.

Opened for public comment at 6:09 PM. No comments were offered. Closed for public comments at 6:10 PM. With **Motion by** Mel Nowland and **support by** Jeff Argetsinger, Zoning Ordinance 2 of 2014 Article 13 Nonconforming Uses, Lots and Structures was recommended for approval. **All ayes by voice vote of members present. Motion carried.** The amendment will be sent to the Charlevoix County Planning Commission for 30 day review and presented to the board at the June meeting.

3. Nonconforming use of a structure at 704 Boyne City-East Jordan Road. Through a zoning change, a retail business previously known as Clares Country Corners was made nonconforming. In 1997 the use was changed to commercial storage. While the change of the nonconforming use is allowed, it does require Planning Commission approval. The PC discussed the proposed structure use, size and location. It was a consensus that approving the use as commercial storage makes the use less nonconforming. Pursuant to Section 13.04 B. Nonconforming Uses of Structures, Mel Nowland **moved with support by** Mark Wuerth to approve the change of the nonconforming use at 704 Boyne City East Jordan Road. **All ayes by voice vote of members present. Motion carried.**

OLD BUSINESS: None

OTHER COMMUNICATIONS / REPORTS

1. Planner and ZA Report: Submitted and discussed.
 - Updated the PC about the eviction of the Fuller House
 - Boyne Storage is building a new building (required landscaping has been confirmed)
 - Boyne Brake – starting to accumulate tires again
 - Sloop Road – Jeff received a garbage complaint

ADJOURNMENT: Moved by Mel Nowland to adjourn the meeting at 6:52 PM, **second by** Ray Guzniczak. **Voice vote: all ayes of members present. Motion carried.** The next regular meeting is scheduled for June 4, 2014 at 6:00 PM.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary