

Wilson Township Planning Commission
Regular Meeting
July 2, 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, Mel Nowland, and Aaron Nordman. Absent: Jon Jasinski. Also present: recording secretary Marilyn Beebe, planner Scott McPherson, and Bob Verschaeve with Gosling Czubak

APPROVAL OF MINUTES: **Moved by** Jeff Argetsinger and **support** by Mark Wuerth to approve the minutes from the May 7, 2014 Wilson Township Planning Commission meeting as written. Discussion: none. **Voice vote: Ayes – 6, Nays – 0. Motion carried.**

CITIZENS COMMENTS ON NON-AGENDA ITEMS: None

NEW BUSINESS

1. Site Plan Review Clare's Country Corners. Planner Scott McPherson summarized the purpose of the proposed Clare's Country Corners site plan. After the clean-up and restoration is completed a 30' x 34' pole building will be constructed on the existing site. The proposed plan lessens the nonconformity of the existing site by reducing the front yard setback encroachment and eliminating the rear yard setback violation. The plan also calls for a new paved driveway that was given tentative approval by the Charlevoix County Road Commission and the County Soil Erosion Dept. Since the amount of impervious surface was reduced in the proposed site plan, no additional storm water control action is needed; however a soil erosion permit will be required.

Mr. Bob Verschaeve from Gosling Czubak also commented on the proposed site plan. The building is pretty basic; the fill will consist of clean sand; the site will be seeded, mulched and restored. No well or septic will be located on site. During discussion, the PC noted concern about the width of the driveway and the ability of delivery trucks to turn around. Mr. Verschaeve will see if the driveway can be enlarged.

Site Plan Review Findings Clare's Country Corners: The findings were reviewed and discussed. Trash is a concern as no dumpster is planned, consequently trash must be kept inside. **Moved by** Mel Nowland to approve the Clare's Country Corners Site Plan based on the findings with the condition of approval of Zoning Ordinance Amendment 2 of 2014 by the Wilson Township Board of Trustees and with recommendation that the driveway be widened in accordance with review and recommendation by the Charlevoix County Road Commission, **sec** by Jeff Argetsinger. **Voice vote: Ayes – 6, Nays – 0. Motion carried.**

OLD BUSINESS: None.

OTHER COMMUNICATIONS / REPORTS

1. Planner and ZA Report: Submitted and discussed.
2. Boyne Brake: A hearing with the magistrate is scheduled for Boyne City Brake citations

ADJOURNMENT: **Moved by** Mel Nowland to adjourn the meeting at 6:45 PM, **second by** Ray Guzniczak. **Voice vote: Ayes – 6, Nays - 0. Motion carried.** The next regular meeting is scheduled for August 6 4, 2014 at 6:00 PM.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary