

Wilson Township Planning Commission  
Regular Meeting  
September 3, 2014

**CALL THE MEETING TO ORDER:** Chair Jon Jasinski called the meeting to order at 6:05 PM. John Mathers led the Pledge of Allegiance.

**ROLL CALL:** Planning Commission (PC) Members Present: Jon Jasinski, John Mathers, Jeff Argetsinger, Mark Wueth, Ray Guzniczak, Mel Nowland, and Aaron Nordman. Also present: recording secretary Marilyn Beebe, planner Scott McPherson, and guests Jim Dunson, Tom Jasper, and Jim Malewitz.

**APPROVAL OF MINUTES:** Moved by John Mathers and second by Mel Nowland to approve the minutes from the August 6, 2014 Wilson Township Planning Commission meeting as written. Discussion: none. **Voice vote: Ayes – 7, Nays – 0. Motion carried.**

**CITIZENS COMMENTS ON NON-AGENDA ITEMS:**

1. Mr. Jim Dunson addressed the board with concerns about the runoff on Jaquay Road and the use of the right-of-way by the county/township. Mr. Dunson stated that the Jaquay Road improvements are causing damage to his property due to water drainage issues plus the creek appears contaminated from the runoff. He is also concerned about the loss of property due to road right-of-way. Mr. Dunson has talked with Ron Reinhardt about the issues, the DEQ (indicated they had no jurisdiction over roads), and plans to attend the upcoming county road commission meeting to express his concerns. Jon Jasinski indicated that someone will look into it and get back to him.

**NEW BUSINESS**

1. Site Plan Review Boyne Valley Storage Condominiums. The Planning Commission reviewed and discussed an amendment to the site plan for Boyne Valley Storage Condominiums, which was originally approved in 2007. The amendment changes the layout of the buildings, increases the number of buildings while reducing the total square footage of the buildings. The use (by right) remains the same; however, there are significant drainage issues on the site.

Aaron Nordman noted that he works for Performance Engineers and his status creates a conflict of interest. Consequently Aaron excused himself from giving advice or voting on the plan.

The Planning Commission reviewed the amendment plan with Mr. Jasper and Mr. Jim Malewitz, engineer with Performance Engineers, discussing the reason for the change, drainage, buffer/screening. The retention pond with the breach was the major concern. Scott recommended looking at the amendment in phases so as to move forward with the part of the plan that will correct deficiencies. Review and approval of Phase 2 will be dependent on the successful implementation of Phase 1. NOTE: Marc Seelye, Charlevoix County Drain Commissioner reviewed the plan for compliance with the Storm Water Ordinance and noted his acceptance.

**Amendment to Site Plan Review Boyne Valley Storage Condominiums Findings:** The findings were reviewed and discussed (attached). **Moved by** Jeff Argetsinger to approve, based on the findings of the proposed Boyne Valley Storage Condominium site plan amendment, Phase 1 (submit new plan identifying phases) with conditions, **second by** John Mathers. Discussion: none. **Voice vote: Ayes – 6, Nays – 0, Abstain - 1. Motion carried.**

**OLD BUSINESS:**

1. Canal dredging estimates. At the August PC meeting an estimate was provided by Shoreline Marine Construction for dredging the canal at Fall Park. A second estimate for dredging the canal at Fall Park was obtained and provided to the PC for discussion. The quote from Contractors Marine came in at \$310,000. The PC discussed the estimates and conceded that neither one were feasible at this time but noted that that the dredging could be included with a grant request for park improvements and would consider revisiting park improvements.

2. Visitor Center. Scott updated the PC on the proposed Visitor Center located on the corner of Fuller and Pearsall Roads. The PC would like to discuss the issue with a representative from Raven Hill at the next meeting.
3. Boyne Brake. Scott attended a formal hearing for Boyne Brake. The magistrate found Boyne Brake responsible. The site is being cleaned up.

#### **OTHER COMMUNICATIONS / REPORTS**

1. Planner and ZA Report: Submitted.
2. Jon Jasinski submitted his resignation as Planning Commission chair. Jon has work commitments that will require him to travel for a few months at a time. However, he would like to remain as a Planning Commission member. The Planning Commission bylaws state that the Vice Chair assumes the responsibilities of Chair if the position is vacated. Consequently, John Mathers will take over as Wilson Township Planning Commission chair. **Moved by** Mark Wuerth with **second** by Jeff Argetsinger to nominate Aaron Nordman as Wilson Township Planning Commission Vice Chair. Discussion: none. **Voice vote: Ayes – 7, Nays – 0. Motion carried.**

**ADJOURNMENT: Moved by** Jon Jasinski to adjourn the meeting at 8:43 PM, **second by** Mel Nowland. **Voice vote: Ayes – 7, Nays - 0. Motion carried.** The next regular meeting is scheduled for October 1, 2014 at 6:00 PM.

Respectfully submitted,

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Marilyn Beebe, Recording Secretary

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Mel Nowland, Secretary