

Wilson Township Planning Commission
Regular Meeting
August 2, 2017

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, Ray Guzniczak, and Mel Nowland. Also present: recording secretary Marilyn Beebe and planner Scott McPherson.

APPROVAL OF MINUTES: Moved by R. Guzniczak and second by Mel Nowland to approve minutes from the July 5, 2017 Wilson Township Planning Commission meeting. Voice vote: Ayes 7, Nays 0. **MOTION CARRIED.**

CITIZENS COMMENTS ON NON-AGENDA ITEMS: None.

NEW BUSINESS:

S. McPherson provided the commission with a preliminary design investigation package for Northern Michigan Escapes Storage Depot. Chair J. Mathers stated that the package will be reviewed after the public hearing.

1. Public Hearing Ordinance Amendment 1 of 2017: S. McPherson provided Ordinance Amendment 1 of 2017 for review and discussion. Traffic and Safety Note from MDOT was also included as reference. Discussed minimum driveway spacing as the standards in the ordinance amendment were different than the MDOT recommendations. After discussion of the differences, it was the consensus that the ordinance standards were a reasonable starting point. McPherson also reported that the design standards language was changed to allow for discretion by the Planning Commission to substitute faux windows to meet the minimum window requirement. Opened for public comment: No comments were received. Closed to public comments. **Moved by N. Vogt and second by M. Wuerth** to recommend to the township board adoption of Ordinance Amendment 1 of 2017. Discussion: none. All ayes by voice vote. **MOTION CARRIED.**
2. Northern Michigan Escapes Storage Depot: S. McPherson noted that the plan proposes a couple of new buildings on the site. His concerns were over the placement of two signs (only one is allowed), impervious coverage and storm water runoff. The commissioners were in agreement that the design of the buildings was fine but driveway location, signs, use, storm water control and location of the well/septic needed to be addressed.

OLD BUSINESS: None

OTHER COMMUNICATONS REPORTS:

1. Planner and Zoning Administrator's report:
 - a. Raven Hill has purchased all the property down to Pearsall Rd for a future winter building. Sheri Leach reported that they will start fundraising for bridge repair on Fuller Road. S. McPherson noted that the township should also start thinking about fundraising, grants, etc.
 - b. Louie's Market: Applying for permits, moving dirt and cutting down trees.
 - c. S. McPherson reported that he met with Aaron Nordman and Matt Bennett with Matts Underground Utility Construction to brainstorm options to dredge the Fall Park channel opening to Deer Lake. The use of a trash pump was discussed but it was decided that this method wouldn't work with the solid material conditions. As an alternative mechanical dredging was discussed. If this method was chosen, the contractor would dredge as much as the township decided to budget.

2. Jeff Argetsinger updated the commissioners on the status of a 425 Agreement with Boyne City for a city water connection to the future Save A Lot store. Jeff asked the planning commissioners that if they see a city commissioner in public, ask them why no discussion is taking place.

ADJOURNMENT: Moved by M. Nowland, **second by** R. Guzniczak to adjourn the meeting at 7:07 PM. Voice vote: Ayes 7, Nays 0. **MOTION CARRIED.** The next regular meeting is scheduled for 6:00 PM on September 6, 2017.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary

DRAFT