

Wilson Township Planning Commission
Public Hearing
August 2, 2017
DRAFT

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, Mark Wuerth, Aaron Nordman, John Mathers, Ray Guzniczak, and Mel Nowland. Guests: Justin Roberts, Designhaus representing Northern Escapes, Roger and Karen Reynolds, adjacent property owners, and Darrell Larsen, an observer. Also present: recording secretary Marilyn Beebe and planner Scott McPherson.

APPROVAL OF MINUTES: Moved by M. Nowland and second by R. Guzniczak to approve minutes from the August 2, 2017 Wilson Township Planning Commission meeting. Voice vote: Ayes 7, Nays 0.

MOTION CARRIED.

CITIZENS COMMENTS ON NON-AGENDA ITEMS: None.

NEW BUSINESS:

1. Public Hearing: Northern Escapes Site Plan Review, 1420 M75 S: Planner S. McPherson noted that Northern Escapes, a rental unit maintenance company, is proposing to use an existing building and to add additional structures to be used for laundry facilities and storage of client linens and maintenance equipment. The use is a use by right in the CSC Commercial zoning district. Mr. Roberts updated the Planning Commission on recent changes to the proposed plan. He noted that the Health Dept. recommended not paving over the septic drain field. Consequently, only a portion of the parking lot would be paved and the area over the drain field would be left as gravel. Mr. Roberts discussed the storm water runoff / basin. A storm water plan was provided and a storm water permit will be applied for. Snow storage on the property was noted as a concern. However, it was thought that the open lawn area could be used as well as the retention basin. Discussed the capacity of the drain field. Mr. Roberts noted that the Health Dept. has signed off on the drain field plans. Landscaping is proposed for the sides of the parcel but not the front. Most existing vegetation will be kept. Proposed signs will need a permit. Trash will be kept inside. One full time employee is proposed. Parking spaces are sufficient for one employee and visitors.

Opened for public comment at 6:20 PM: Karen & Roger Reynolds asked if city sewer access was available. McPherson responded that city sewer is not available on the site unless a 425 Agreement is pursued. The Reynolds were concerned about water drainage. They noted that they have spent a lot of money trying to take care of the drainage problem and they are very concerned about adding more runoff to their site. Mr. Roberts suggested contacting the neighboring property owner to see if they could possibly expand their catch basin. While S. McPherson noted that an issue with another neighboring property is a civil issue. Mr. Reynolds asked about the snow melt and who they would contact if the drainage plan doesn't work. The Reynolds were given several names to contact to assist with their parcel drainage issue. Closed to public comment at 6:34 PM.

Further discussion: A. Nordman asked about lot coverage. McPherson stated that 50% is allowed while 32% is proposed. Parking for employees and visitors was discussed briefly.

Site Plan Review Findings for 01429 M-75 S Great Escapes Maintenance Depot – see appended document. **Moved by** J. Argetsinger with **second by** Norm Vogt to approve the Site Plan Review Standards for 01420 M-75 S Great Escapes Maintenance Depot with conditions. Voice vote: Ayes – 7, Nays – 0. **Motion Carried.**

OLD BUSINESS:

1. Zoning Ordinance Amendment 1 of 2017: Submitted to county for approval. The Board of Trustees could have the amendment to consider at the September board meeting.
2. Housing forum in Traverse City on October 16 if anyone wants to attend.
3. Alpena Oil is moving forward.

OTHER COMMUNICATONS / REPORTS:

1. Parking Requirements: Several members of the Planning Commission expressed concern about parking space requirements for businesses with fleet vehicles that are open to the public and thought the township should review the standards.
2. Planner and Zoning Administrator's report: Submitted.

ADJOURNMENT: Moved by M. Nowland, second by Mark Wuerth to adjourn the meeting at 7:24 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