

# MINUTES BIG RAPIDS TOWNSHIP ZONING COMMISSION

**Tuesday, January 19, 2010 – 7:30 p.m.**

**Big Rapids Township Hall, 14212 Northland Drive, Big Rapids, MI 49307**

**I. CALL TO ORDER: 7:36 p.m.**

Chairman, Shane called the regular monthly meeting of the Big Rapids Charter Township Zoning Commission to order on January 20, 2010 at 7:30 p.m. at the Big Rapids Charter Township Hall.

**II. ROLL CALL:** Jim Shane, Lisa Davidson, Shirley Fitzgerald, Glenn Patrick, Mike Hults, and Philip Keating, the record shows a quorum present. Also present Maxine McClelland, Zoning Administrator and Mae Emerson, Recording Secretary.

**III. APPROVAL OF MINUTES:**

1. Minutes – November 20, 2009

M. Hults moved the minutes of November 20, 2009 be accepted as presented and placed on file; seconded by S. Fitzgerald. Yeas: J. Shane, L. Davidson, S. Fitzgerald, G. Patrick, M. Hults and P. Keating; motion carried unanimously with six yeas.

**IV. PUBLIC COMMENT:** None.

**V. PUBLIC HEARINGS.** None.

**VI. SITE PLAN REVIEW:** None.

**VII. CORRESPONDENCE:** None.

**VIII. OTHER ITEMS FOR DISCUSSION:**

1. 2010 Census

Maxine and Mae briefly discussed the upcoming 2010 census, its importance to the community and the necessity to find good qualified workers to do the count.

2. New Business, Big Value Mall

A brief discussion was heard regarding a new business to be located in the Big Value Mall restaurant area and the parameters' that were set. When checking with other communities, including Grand Rapids it was found that the use is allowed by right.

**IX. UNFINISHED BUSINESS:**

1 Creeks Edge Easement

A lengthy discussion was heard regarding language and description provided for open space. Several members discussed the fact that the easement area set aside did not meet the board's intent to provide an area of open space that was required, in lieu of required acreage for the apartments constructed on the south side of the road.

Future development possibilities and physical limitations of the parcel were discussed.

M. McClelland discussed the Township's plans to use an area of the dedicated easement for installation of an updated sewer lift station to serve the surrounding area, and the necessity to move forward on the project as soon as possible.

The Board felt strongly that the description for the required 2.5 acres must exclude and road right of way. The Board offered the following motion in an attempt to resolve the matter in a timely manner.

M. Hults moved to accept the proposed dedicated easement, if the township is comfortable with the configuration, however, the 2.5 acre configuration, must exclude all road right of way easements conditional upon the acceptance of this realignment of the easement and upon the dedication of an easement to the Township for their sewer lift station by February 1, 2010; S. Fitzgerald seconded; Yeas: J. Shane, L. Davidson, S. Fitzgerald, G. Patrick, M. Hults and P. Keating; motion carried unanimously with six yeas.

## 2. Zoning Enabling Act and Planning Enabling Act

A brief discussion was heard regarding required revisions. This will be placed on a future agenda for a work session.

## **X. ADJOURNMENT:**

As no further business was before the Board; the meeting was adjourned at 9:30 p.m. The next meeting will be held on February 16, 2010 or at the call of the Chair.