

MINUTES BIG RAPIDS TOWNSHIP ZONING COMMISSION

Tuesday, November 16, 2010 – 7:30 p.m.

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

I. CALL TO ORDER: 7:30 p.m.

Chairman Shane called the regular monthly meeting of the Big Rapids Zoning Commission to order at 7:30 p.m. on Tuesday, November 16, 2010 at the Big Rapids Township Hall.

II. ROLL CALL:

Present: Jim Shane, Philip Keating, Mike Hults, Linda Osborn, Gordon Oliver, Glen Patrick and Lisa Davidson. Also present at the meeting Maxine McClelland, Zoning Administrator and Mae Emerson, Recording Secretary.

III. APPROVAL OF MINUTES:

1. Minutes – October 19, 2010

M. Hults moved to accept the minutes of October 19, 2010 as presented; seconded by P. Keating; motion carried unanimous with seven yeas: Jim Shane, Philip Keating, Mike Hults, Linda Osborn, Gordon Oliver, Glen Patrick and Lisa Davidson.

IV. PUBLIC COMMENT: None.

V. PUBLIC HEARINGS: None.

VI. SITE PLAN REVIEW:

1. Revised Site Plan -Billboards by Johnson

The revised site plan for a 25x48x45H billboard (Billboards by Johnson) to be located on property (parcel number 54-05-017-016-700 located on 220th Avenue was reviewed. Mr. Gary Johnson was informed approval will be granted with the following modifications, entire billboard (sign and post) must be a minimum of 50' back from the road right of way; the size of the sign is to be modified to 25x48. After a brief discussion, and a clarification that Billboards by Johnson is the current owner; M. Hults moved approval of the site plan with the following conditions: The size of the billboard is modified to 25x48 with a maximum height of 45 foot height; and the entire structure, both the post and entire sign will be a minimum of 50 foot fro the road right-of-way; motion seconded by Glen Patrick; motion carried with seven yeas: Jim Shane, Philip Keating, Mike Hults, Linda Osborn, Gordon Oliver, Glen Patrick and Lisa Davidson.

VII. CORRESPONDENCE:

West Michigan Regional Planning Commission –LUP Update pages 1-33. Copies of Dave Bees comments were received and reviewed; no further work is anticipated on the Land Use Plan until the new census data is released.

VIII. OTHER ITEMS FOR DISCUSSION:

1. Engels/Legree Car Sales (Used Car Sales & Lot Ordinance) Update
Members of the Board were updated on the current status.
2. Update on Zoning Study on Negative Impact of Sexually Oriented Business
Nothing new, we are waiting on Eric Williams to put together language to be adopted.
3. Other Business None.
4. Mecosta Township Plan
Chairman, Shane will review for the Zoning Commission, if anyone else would like to review and comment, please contact Mae and additional copies will be made.

IX. UNFINISHED BUSINESS:

1. Planning Enabling Act
 - Ordinance to Establish Planning Commission
 - It is anticipated the Zoning Commission will move forward with this request the first of the year.
2. Review of Land Use Plan –page 34-45 (including any map changes)
Chairman, Shane distributed a copy of his comments to the Commission. If anyone has additional comments, please forward them to Mae.

X. ADJOURNMENT:

Hearing no further business before the board, Chairman, Shane called for a motion to adjourn the Zoning Commission Meeting. Motion by G. Patrick; second by L. Davidson. The meeting was adjourned at 8:30 p.m. The next meeting will be held on December 21, 2010 or at the call of the Chair.

Motion to approve the minutes of November 16, 2010 by: second by:

ROLL CALL VOTE:

_____, Chairman

James Shane
Big Rapids Township Zoning Commission

Date Approved