

**MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION**

Tuesday, October 18, 2011 --- 7:30 p.m.

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

I. CALL TO ORDER: 7:30 P.M.

Acting Chair, Lisa Davidson called the regular monthly meeting of the Big Rapids Township Planning Commission to order on October 18, 2011 at 7:30 p.m. at the Township hall located at 14212 Northland Drive, Big Rapids, Michigan.

II. ROLL CALL:

Present: Lisa Davidson, Gordon Oliver, Vivian Smith, Glen Patrick and Philip Keating; Absent: Mike Hults and James Shane. The record shows a quorum present. Also present Maxine McClelland, Zoning Administrator and Mae Emerson, Recording Secretary.

III. APPROVAL OF MINUTES

1. August 16, 2011

The minutes of August 16, 2011 were accepted and placed on file as presented; motion by P. Keating; seconded by G. Oliver; motion carried unanimously with five yeas.

IV. PUBLIC COMMENT: None.

V. PUBLIC HEARINGS: None.

VI. SITE PLAN REVIEW: None.

VII. CORRESPONDENCE: Dukes - former Fenstermacher property

Mr. Rex Dukes discussed his plans to purchase and utilize the property located at 15432 220th Avenue Big Rapids Township for a small Highway Construction Company. **Operations from the site** will include removing and reinstalling guardrail/fence and hydro seeding.

Mr. Dukes explained he planned to move his business from its current location and briefly **explained the** business operation **with** the board. Mr. Dukes would like to show placement of onsite storage **after** he moves **his equipment and** materials **onto** the site (**final site plan review**); however he planned to keep visibility of stored materials and vehicles concealed as much as possible from Woodward Avenue.

P. Keating questioned how long salvage would remain on the property. Rex Dukes explained there would be some material on the site all of the time, however they constantly sort and pitch unusable material (there is a Padnos trailer always on site), and they would be willing to build fencing if the Board required.

P. Keating questioned how much vehicle maintenance would be done on site. Rex Dukes explained they just do their own vehicle maintenance.

L. Davidson questioned how many vehicles will be on site. Rex Dukes explained they have twenty to twenty-five vehicles (if you count all the pickups) and approximately twelve to eighteen employee vehicles during working hours.

L. Davidson questioned how much in an out traffic there would be on the site. Rex Dukes explained minimal. Mr. Dukes explained what makes the **site** inviting is **its** close proximity to the US 131 exit.

V. Smith questioned if any of the onsite activities had potential for pollution. Rex Dukes explained the only **items** they will have is diesel and gas tanks, but they will be installed to **current** code.

M. McClelland explained placement of storage, etc. can be covered in the final site plan review.

P. Keating stated it was probably the best operation for the property, not a lot of activity, salvage (guardrail, **etc.** will accumulate but will be removed), not a lot of vehicle maintenance, there will be some new stock and stock to be repurposed on site.

Several Board members were familiar with the Dukes operation and felt the operation was kept relatively clean. It was a consensus of those present the business was not a salvage or vehicle maintenance business, salvage and vehicle maintenance were minor accessory uses to the business.

A brief discussion was heard on how to go forward, after some discussion it was a consensus of those present to amend the current SUP to a more conforming use. After some discussion, it was decided Maxine and Mae would work on language for the amended special permit and send it out to the applicant and planning commission with action to take place at a special meeting on Thursday, October 20th at 2.00 p.m. at the township offices.

VIII. OTHER ITEMS FOR DISCUSSION: None.

IX. UNFINISHED BUSINESS:

- 1) Land Use Plan Update –No action.
- 2) Needed Updates to Zoning Ordinance - No action.

X. ADJOURNMENT:

As no further business was before the board the meeting was adjourned. Motion by Smith; seconded by Oliver; meeting adjourned 8:50 p.m. The next meeting will be a special meeting held on Thursday, October 20, 2011. The next regular meeting will be held Tuesday, November 15, 2011 at 7:30 p.m. or as called by the chair. Meeting adjourned.

Big Rapids Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials, to individuals with disabilities upon five-business days notice to the township. Individuals requiring auxiliary aids or services should contact Sherri Gilbert, Big Rapids Township Clerk, Big Rapids, MI 49307 at (231) 796-3603 or fax: (231) 796-2533.