

**MINUTES**  
**BIG RAPIDS CHARTER TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
Tuesday, August 16, 2011 – 7:30 p.m.

**I. CALL TO ORDER**

Chairman Shane called the regular monthly meeting of the Big Rapids Charter Township Planning Commission to order at the Township Hall located at 14212 Northland Drive on August 16, 2011 at 7:30 p.m.

**II. ROLL CALL**

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

**III. APPROVAL OF JUNE 21, 2011 MINUTES**

Motion by Hults; second by Patrick to approve the minutes of June 21, 2011 as submitted; motion carried unanimously with six yeas.

**IV. PUBLIC COMMENT** None.

**V. PUBLIC HEARINGS** None.

**VI. SITE PLAN REVIEWS** None.

**VII. CORRESPONDENCE**

- Dave Bee Land Use Plan Update Proposal (7/5/11)  
The Planning Commission reviewed the proposal from West Michigan Regional Planning Commission, it was a consensus of the Board much of the work could be done by the Planning Commission and they prefer Mr. Bee concentrate on census updates and projections.

**VIII. OTHER ITEMS FOR DISCUSSION**

Eric and Robin Goodwell were present to discuss a project they would like to pursue with the Board. The Goodwell's are interested in purchasing the former Fensco property to operate an auto repair, salvage, scrap, warehouse/facility. Mr. Goodwell explained in addition to vehicle repair he would like to purchase vehicles and remove parts for resale. Additional storage buildings may be added in the future and it is proposed junk vehicles waiting to be scrapped would remain outside, possibly in the graveled area. The Goodwell's estimated they might have fifty cars plus stored on the property at a time prior to selling vehicles for salvage. The Goodwell's realized the board was sensitive to screening the site from view of adjacent roads and will propose screening for the area. Board members briefly discussed the project. Concern was expressed regarding unlimited outside storage, screening, setbacks, noise, etc.

It was questioned if vehicles would be dismantled inside buildings and if crushing would be off premises. Mr. Goodwell stated crushing would be off site. It was a consensus McClelland will call MTA to discuss the impact of a recent case on possible issuance of a permit through the special permit process.

The Goodwell's indicated they will consider filing an option to purchase with the bank contingent on zoning approval.

## **IX. UNFINISHED BUSINESS**

- SUP IN AG DISTRICT

A brief discussion was heard regarding possibility of developing new language with criteria for uses by class or intensity. McClelland to check with MTA regarding possible changes.

## **X. ADJOURNMENT**

A brief discussion was heard regarding rescheduling of September meeting to a later date because several members will not be available for the regular meeting. The Planning Commission will give consideration to a date after September 23<sup>rd</sup> to replace the regular meeting date of September 20<sup>th</sup>.

With no further business before the board the meeting was adjourned; motion by Hults; Seconded by Patrick. The next meeting will be at the call of the Chair. Meeting adjourned 9:00 p.m.

Motion to approve the Planning Commission minutes of August 16, 2011 by: \_\_\_\_\_ ; seconded by:

ROLL CALL VOTE:

\_\_\_\_\_, Chairman

James Shane

**BIG RAPIDS TOWNSHIP PLANNING COMMISSION**

\_\_\_\_\_  
Date Approved