

MINUTES BIG RAPIDS TOWNSHIP ZONING COMMISSION

Tuesday, April 19, 2011 – 7:30 p.m.

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

I. CALL TO ORDER: Chairman Shane called the regular monthly meeting of the Big Rapids Charter Zoning Commission to order at 7:30 p.m.

II. ROLL CALL: James Shane, Lisa Davidson, Gordon Oliver, Glenn Patrick, Mike Hults, Philip Keating and Linda Osborn. The minutes show a quorum present.

III. APPROVAL OF MINUTES:

*Minutes – January 2011 Annual & Regular Meeting

Motion to approve the Annual and Regular Meeting minutes of January 2011 by Mike Hults; seconded by Glenn Patrick; motion carried unanimously seven years.

IV. PUBLIC COMMENT: None.

V. PUBLIC HEARINGS:

* SUP 1101 –Rudy Clary II - Commercial Vehicle Maintenance

Chairman Shane requested Mr. Clary review his plans for a business to be located in the Agriculture Zone to the Zoning Commission. Mr. Clary explained all construction will be performed by professionals, fluid containment will be above ground, all proper permits and licenses both local and state will be obtained, a private company will take care of equipment service, a waste hauler will remove and monitor machinery and waste, all industry guidelines will be met. Most vehicles will be in and out in four hours. On site repair work is not be proposed at this time. The only lighting for the site will be security lighting. No billboard signage is currently proposed. There are plans to paint the shop building.

McClelland stated there is a moratorium on all billboards by the State.

Chairman Shane questioned what the proposed hours of operation will be? Mr. Clary informed the board his plans are to operate from 8:00 a.m. to 6:00 p.m. The main activity at the site will be changing oils and other fluids.

Chairman Shane questioned what Mr. Clary means by contract trucking firms and other operators, noting the property is in the Agriculture Zone and questioned how many trucks Mr. Clary would have on the property at a time.

Mr. Clary informed the Board he currently has only one pit, any other fluid changes would have to be done with containers that go under the equipment.

Chairman Shane questioned if the applicant was looking at a repair facility. Chairman Shane reviewed the property has two previous special use permits issued by this board.

Keating questioned if a repair facility was in Mr. Clary's future plans. Mr. Clary answered in the affirmative.

Chairman Shane discussed the fact the land to the northwest side is mostly wetlands. Mr. Clary stated he will have cemented covered detainment areas installed. Mr. Clary said he plans to have an assessment for the bank. Currently there is some containment but it needs a determination if it is a reasonable amount. Spill kits will be on site (socks and filter socks), nothing will be allowed outside. Chairman Shane questioned if this work would require DNRE permits?

M. Hults questioned if State Agencies drive how the containment areas are set up and regulated? Clary stated there are guidelines. Speed Co is trying to get setup with state regulations.

G. Patrick questioned what the capacity of the tank will be and who pumps the tank. Clary stated Ken Line (Standard Oil) in Grand Rapids. G. Patrick asked if Mr. Clary will be testing oil on site. Mr. Clary explained he plans to send it out for testing.

Hults questioned if the Board decides the current submission before the board, such as future expansions, a larger building, expansion of road use and drives, etc. noted these are not sufficiently identified in the current application and questioned if those approvals will be a deal breaker, and if this would cause Mr. Clary to walk away?

Mr. Clary explained the business operation will have to be feasible to support the business. M. Hults explained if the board does nothing Mr. Clary can go ahead with the business currently proposed and come back in the future with a request for additional expansion.

Chairman, Shane reviewed there have previously been two special use permits issued for the site in the past that cover most of the requested proposed uses. At this time there is no need to grant a third special permit. The applicant will need a site plan proposed for future uses. We will need more specifics with the plan to construct, identification of limits, how wetland will be protected, etc.

M. Hults explained part of the problem is some of the past predecessors have not been our best citizens and therefore we are hesitant to say we would be willing to expand the special permit. If your business goes well in the future and we find you will run a good business, we might give favorable consideration to the expansion.

P. Keating questioned what type of work Mr. Clary does for Hydecker Wheatlake and Charter and questioned what would be his future plans for the new building and driveway.

Chairman, Shane advised the applicant they can do much of what they are asking for right now. Before you can continue with new buildings, digging or expansion of the operation you will need to come back to the Township with a more detailed new request.

VI. SITE PLAN REVIEW: None.

VII. CORRESPONDENCE: None.

VIII. OTHER ITEMS FOR DISCUSSION:

1. Rivertown Real Estate Sign (informational)
Board members complemented the business on the attractive sign.
2. Other Business -None.

IX. UNFINISHED BUSINESS:

1. Planning Enabling Act - Ordinance to Establish Planning Commission
Chairman Shane estimated the date the ordinance will take affect is the beginning of May 2011.
2. Tabu Business (Fantasy's Building)
McClelland updated they board on activity.
3. Land Use Plan Update
Chairman Shane suggested Dave Bee be contacted to work on the update of the land use plan once the Planning Commission is appointed.

X. ADJOURNMENT:

With no further business before the Board, the meeting was adjourned. The next regular meeting will be held on May 3, 2010 at 7:00 p.m. at the Township Hall or called be the Board. Motion to adjourn by L. Osborn; seconded by L. Davidson. Meeting adjourned at 8:30 p.m.

Motion to approve the minutes of April 19, 2011 as submitted by:
Seconded by

ROLL CALL VOTE;

Yeas:

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.