

MINUTES BIG RAPIDS TOWNSHIP ZONING BOARD

Tuesday, September 15, 2009 – 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 meeting of the Big Rapids Township Zoning Board to order on September 16, 2009 at 7:30 p.m. at the Big Rapids Charter Township Hall.

II. ROLL CALL:

Present: Jim Shane, Lisa Davidson, Linda Osborn, Glenn Patrick, and Phillip Keating; Absent: Shirley Fitzgerald and Mike Hults. The record shows a quorum present at the meeting. Also, present Maxine McClelland, Zoning Administrator and Mae Emerson, Recording Secretary.

III. APPROVAL OF MINUTES:

1. Minutes – July 21, 2009

The Board reviewed the minutes of July 21, 2009. P. Keating moved the minutes be approved as presented; seconded by L. Osborn; Yeas: J. Shane, L. Davidson, L. Osborn, G. Patrick and P. Keating; motion carried unanimously with five yeas to approve the minutes of July 21, 2009.

IV. PUBLIC COMMENT:

Two students from Ferris State University were present to observe the meeting. The students were members of Mr. Gerber's Ferris class.

VI. PUBLIC HEARINGS: None

VII. SITE PLAN REVIEW:

1. Michigan Works

M. Emerson reviewed the structure is keeping the same footprint with hookups to municipal services. Items that need review are the proposed change in drive cuts, including the closing of one driveway and parking.

The Zoning Ordinance requires parking for professional offices to be one space for every 200 foot space of office, excluding storage, computer room, bathrooms and entranceway. The complete structure (including storage, etc.) is 15071 sq ft., which requires 75 spaces; the site plan submitted by the applicant designates 85 parking spaces. P. Keating moved approval of the site plan for Michigan Works as submitted, seconded by G. Patrick. Yeas: J. Shane, L. Davidson, L. Osborn, G. Patrick and P. Keating; motion carried unanimously to approve the site plan as submitted.

2. Drive Cuts (Michigan Works, Denny's Muffler & Biller's Insurance)

M. McClelland informed the Zoning Board that MDOT staff from the Howard City office met with the developer and owners of Denny's Muffler. MDOT proposes to close all drive cuts, except two. The two drives would service all parcels: Denny's Muffler, Michigan Works and Biller Insurance. M. McClelland reviewed discussion from the meeting. Property owners present came to agreement to keep the joint drives between Billers, Denny's Muffler and Michigan Works. In addition, Denny's muffler will keep a second drive to their north. One of Michigan Works drive, to the south is proposed for closure. MDOT will take this under advisement and advise the landowners of their decision.

A brief discussion was heard. P. Keating moved; supported by G. Patrick that a letter in favor of the plan submitted by the business owners be sent to MDOT;

Yeas: Jim Shane, Lisa Davidson, Linda Osborn, Glenn Patrick, and Phillip Keating; motion carried unanimously with five yeas.

VIII. CORRESPONDENCE:

1. West Michigan Regional Planning Commission
- Request for review of Cig Rapids City Draft Master Plan

IX. OTHER ITEMS FOR DISCUSSION:

1. Big Rapids City Draft Land Use Plan
Discussion was heard. Maps designating Sanitary Service Area, storm water service area, water service area, existing land use and proposed land use were reviewed. It was questioned why so much of Green and Big Rapids Charter Township were designated for future city service, including area adjacent to the Big Rapids Charter Township water plant. M. Emerson to check further with Dave Bee of WMRPC. Jim Shane to review land use plan and report back to board. Review period ends 63 days from receipt of the plan. Comments are due by early October.
2. Recertification of Industrial Park
M. McClelland informed the Zoning Board she met with the recertification people for the Certified Industrial Park last week. The current tenants of the industrial park and Regina Geib and her cemetery staff did a great job in getting the park into shape for the review. Everything went well, and the township anticipates receiving formal news of the recertification shortly.
3. New Business in Big Value Mall
Two new business are opening in the Big Value Mall (across the street): Enterprise car rental will locate in the former Evergreen Physical Therapy and Rehab space and is now open, and an Estate Sale business will locate in the former Sears space. The Estate Sale business anticipates opening October 10, 2009.
4. Other Business
Jim Zuern property owner in Section 24 of Big Rapids Township discussed a problem with his property. Jim is awaiting further information form the Road Commission before proceeding. A brief discussion was heard by the Board, with no action taken.

X. UNFINISHED BUSINESS: None.

XI. ADJOURNMENT:

As no further business was before the Board, the Chairman entertained a motion for adjournment.

Motion to adjourn by L. Osborn; supported by L. Davidson; motion carried unanimously. The meeting was adjourned at 8:45 p.m., the next meeting will be held October 20, 2009 at 7:30 p.m. at the Township Hall or at the call of the Chairman. Meeting adjourned.

_____, Chairman
James Shane

Date Approved