

Minutes

Green Charter Township Planning Commission Special Meeting

Tuesday, May 21, 2024, At 6:00 P.M.

Green Charter Township Hall ,21431 Northland Drive, Paris, MI 49336

CALL TO ORDER:

- The Special Meeting of the Green Township Planning Commission was Called to Order at 6:05 p.m. on Tuesday, May 21, 2024, at the Green Charter Township Hall
- Pledge of Allegiance was recited.
- Roll Call: Tom Streeter, Steve Olen, Ross Meads, Brent Mason, and Kelly Cushway were present. Larry Finkbeiner was absent.

AGENDA APPROVAL:

- There were no additions to the agenda. Mr. Meads made a motion to approve the agenda. Mr. Cushway seconded the motion. Approved unanimously by voice vote.

PUBLIC COMMENT:

- No members of the public indicated that they wished to comment.

ACTION ITEM 1:

- Resignation of Chairperson: Mr. Mason resigned as Chairperson and from the Planning Commission to function as the Zoning Administrator and Staff support for the Planning Commission.
- Nomination for Chairperson: Mr. Cushway nominated Mr. Meads to be the Chairperson of the Commission. Mr. Olen seconded the motion. Discussion was held. Mr. Meads accepted the nomination. Roll Call vote as follows: Mr. Streeter - yes, Mr. Olen – yes, Mr. Cushway – yes, Mr. Meads – abstained. Motion carried. Mr. Meads requested that Mr. Mason continue to run the current meeting.

ACTION ITEM 2:

- The Planning Commission voted unanimously to set the Meeting Schedule For 2024 as follows. Meetings will occur at 6:00p.m. on the Third Tuesday of the month beginning in July, and every other month after that for the remainder of the year. Approved unanimously by voice vote.

NEW BUSINESS:

1. Commercial Site Plan Review – GTZ-004 – 18669 Northland Drive, Big Rapids. Move an existing 6,000 sq. ft. storage building to this property in the C-2 General Commercial District. Gerber Construction for Applicant, Stephan A. Fenstermacher. Mr. Mason explained the request to the members, and questions were asked by the members. Kitt Jarzabkowski of Gerber Construction was present to assist the Planning Commission with information about the project. The property owner and applicant, Stephan Fenstermacher, was also present and explained his request. Discussion was had by the Planning Commission members, and it was determined that a final site plan needed to be presented to the Zoning Administrator before final approval could be given. Mr. Cushway made a motion that GTZ-004 be approved pending submission of a Class B Site Plan to the Zoning Administrator, who would verify that all the requirements of the ordinance (specifically setbacks) are met and give final approval. Mr. Olen seconded the motion. Discussion was had and Mr. Mason assured the Commission Members that he would verify setback dimensions at the site.

Roll Call vote taken: Mr. Streeter - yes, Mr. Olen – yes, Mr. Meads – Yes, Mr. Cushway – yes.

2. Commercial Site Plan Review – GTZ-005 – 18573 Northland Drive, Big Rapids. Construct 24,000 sq. ft. storage building on property in the C-2 General Commercial District. Gerber Construction for Applicant, Stephan A. Fenstermacher. Mr. Mason explained the request to the members, and questions were asked by the members. Mr. Mason advised that as he was reviewing the site plan for compliance, he found a minor discrepancy the no one was aware of at the time the drawings were developed. It was determined that the West and the South setbacks needed to be increased to 50 feet because the adjoining properties were residential zoning. Kitt Jarzabkowski of Gerber Construction said he would get the drawings modified and resubmitted as soon as they were available. The property owner and applicant, Stephan Fenstermacher explained that this building would allow him to house all his equipment inside during the off-season and provide a climate-controlled location to do maintenance work. Discussion was had by the Planning Commission members, and it was determined that a final site plan needed to be presented to the Zoning Administrator before final approval could be given. Mr. Meads made a motion that GTZ-005 and be approved pending submission of a revised Class B Site Plan for Job 24038 from Mid-Michigan Engineering to the Zoning Administrator, who would verify that all the requirements of the ordinance (specifically setbacks) are met and give final approval. Mr. Cushway seconded the motion. Discussion was had and Mr. Mason assured the Commission Members that he would verify setback dimensions at the site before he gave a final approval to the project.

Roll Call vote taken: Mr. Streeter - yes, Mr. Olen – yes, Mr. Meads – Yes, Mr. Cushway – yes.

ADJOURNMENT:

Having no other business to attend to, Mr. Mason asked for a motion to adjourn the meeting. Mr. Streeter made the motion and Mr. Mason adjourned the meeting at 7:08 p.m.

APPROVAL:

Action taken at the regular meeting of July 16, 2024: Motion to approve the Planning Commission minutes of May 21, 2024 by: _____. Supported by: _____. Motion carried with _____ ayes.

 Larry Finkbeiner, Secretary
 Green Charter Township Planning Commission

 July 16, 2024
 Date Approved