

Planning Commission Meeting

Monday, July 12, 2022

Call to Order: 7:00 PM by Joe Howes with Pledge of Allegiance.

Roll Call: Present: Kathleen Clough, Denny Hawkey, Joe Howes, DeAnn McClintock, Bob Dore
Absent: None

Approval of Minutes from 5/12/22 Minutes: D. McClintock asked if there were any corrections to be made regarding the names of those who spoke at the May 12, 2022 meeting.

Motion: K. Clough 2nd: D. Hawkey Motion carried minutes approved

Approval of Agenda: Brian Kolk requested that discussion of the Brooks Property Forebearance Agreement be added to the agenda in Work Session Motion: K. Clough 2nd: D. Hawkey Motion carried with the addition discussion of the Brooks Property

Election of Chair and Vice Chair: D. Hawkey made a motion to nominate J. Howes as the Planning Commission Chairperson. 2nd: B. Dore. There was a call for other nominations which there were none. Motion carried by a unanimous vote. D. Hawkey made a motion to nominate K. Clough as Planning Commission Vice Chairperson. 2nd: B. Dore There was a call for other nominations which there were none. Motion carried by a unanimous vote.

Communication:

Mansfield Property Update: Board made a motion to have ZA and Township lawyer begin negotiations with Mansfields to set a deadline for completion of the pond and reclamation of the property.

Mr. Mansfield stated that when the permit to build the pond was first granted there was a 5 year target set for completion. Mr. Mansfield stated that now that lawyers were involved with setting another deadline every discussion will need to go through the lawyers.

Chairperson Howes. Asked that the Township Board share with the Planning Commission the tentative date that is being discussed

Muskegon River Campground: Property owner has withdrawn the application for the Special Land Use request. Mr. Carmer was in attendance. K. Clough made a motion to approve the withdrawal for the Special Land Use request 2nd: B. Dore Motion carried with a unanimous vote.

Reports:

Township Board Rep, Bob Dore reported that he has received several phone calls regarding the detour at 128th and it has been very confusing. River Clean Up from Bridgeton to Maple Island Boat Launch will be 8/6/22. Sportsman for Youth Day will take place at the Muskegon County Fairgrounds on 9/10/22. VanDuezin's (sp) had offered to voluntarily maintain the Bridgeton boat launch area. Township board is taking bids for power washing, washing and painting the township hall and repairs at the boat launch.

Work session: Brooks Property Forebearance Agreement Discussion: Mr. Kolk reminded the Planning Commission that Mr. Brooks property is grandfathered as a business because he was operating as a car repair prior to the created Zoning Ordinances. Mr. Kolk provided the

commission with a site map for Mr. Brooks offered agreement. (See attached) The agreement will only be allowed for a single parcel of property. Mr. Brooks is asking for a 40 vehicle maximum that does not include personal vehicles. Mr. Brooks has started work on fencing the area with a quality fence. Mr. Kolk asked the board if they wanted to counter the offer on the maximum number of vehicles. Mr. Howes asked for information on how oil/antifreeze and other potential environmental contaminants were being stored. Mr. Howes asked Mr. Kolk to get some details regarding that issue for the next meeting in August. Planning commission members wanted an opportunity to view the property to make a determination about a 40 vehicle maximum. Mr. Kolk reminded board members to be sensitive to Mr. Brooks as a cooperating landowner when driving passed the property.

Board Comments: Mr. Dore wanted to know if the property owned by a Mr. McPherson in the area of Green/104th is in compliance with zoning ordinances. There was discussion of how many modular homes were on the property and if there was a business being run on the property. Mr. Kolk was asked to investigate.

Public Comments: Mr. Kolk informed the board he would be bringing a request to the Planning Commission for a Special Land Use permit from Ada & Tim Linderman. Lindermans own a piece of property on 104th St. near Plymouth. They want to develop a 10 site campground that caters to veterans and the disabled.

Mr. Phillip Herrick reported that the water sample that he had submitted to EGLE came back without issue. (Mr. Herrick neighbors the Mansfield property)

Adjournment at 7:46 PM: Motion: D. Hawkey 2nd: K. Clough Motion Carried.

Respectfully Submitted by DeAnn McClintock , Planning Commission Secretary