

Grant Township Planning Committee

Meeting Minutes

October 27, 2016

Opening

The regular meeting of the Grant Township Planning Committee was called to order at 7:00 on October 27, 2016 by Chairman, Doug Berends..

Present

Doug Berends, Diana Ludlow, Tim Martis, Kim Martens, Pat Collins and Jason Campbell.

Absent: Edith Elsenheimer

Approval of Minutes

Commission members read the minutes of the August 18, 2016 meeting among themselves.

Patricia Collins made the motion to approve the minutes of the August 18, 2016 meeting. The motion was seconded by Diana Ludlow; all were in favor and motion passed.

Zoning Administrator Updates

Kim Martens provided an overview of the Special use (change) request made by Justin Curtis regarding parcel # 23-06-100-014 located at 9706 Mason Dr. Mr. Curtis has purchased the property for his business which includes landscape design, plowing, property maintenance and Service Company. They currently have 20 employees.

Below is a list of proposed changes:

- The 40x70 building use will be changed from a pizza place to offices for sales and staff. This will include the addition of a gas forced air furnace for which mechanical and electrical permits have been obtained from the county
- The addition of a 40 x 48 x 14 pole barn
- Addition of 100 x 25 a bulk material drop area.
- Addition of a 100 x 25 composting area that would hold approximately 500 yards of material
- Addition of a company equipment parking area of 35 x 135
- Addition of a 80' tall internet tower which will require a 6'x6'x6' concrete base and will require a building permit.
- Addition of storage bins for mulch, stone and salt. The proposed area would be 25 x 79
- The company would retain the current 8x8 sign with 3x8 changeable letter area
- Addition ion of a 27x30 plow storage area with a 6' privacy fence
- Addition of a 10x20 covered bulk fuel storage area to house 4 - 500 gallon and 1 250 gallon tanks
- Addition of a 250x150 yard area for travel between various areas

Mr. Curtis provided information regarding approx. amount of 50 ton of salt will be stored at one time. He also added that the current mini golf area is used by employees on break or after hours and at times by customers or

their families while meeting with sales force. It could possibly be used as a possible showcase of landscape design in the future. It will not now or in future be an area open to the public.

After many questions, discussion and review of recommendations from our planner who has concerns with the compost storage and salt runoff the board used the 8 question guide from pg. 107 of the zoning ordinance guidebook to further define that proposed changes would meet approval requirements. The commission has approved the request of Mr. Curtis with the following conditions:

- The south property line privacy fence will be maintained
- The internet tower will be placed a minimum of 10' from the building vs. 7'
- Restripe the parking lot
- Meet all building codes regulations and criteria
- Meet and follow all DEQ regulations for fuel and compost storage
- No additions or uses to this site without prior approval from the board
- Current mini golf area is not to be used by general public. If changes are made to this area, Mr. Curtis will need to seek additional approval from the board.
- Must meet with local fire departments for possible hazards and locations of stored materials.
- Salt storage area must be covered

An approval letter with conditions will be mailed to the applicant with the above criteria included.

Other Issues

Kim presented a use permit (commercial) from Dave Ouwinga for a recommendation to take before the ZBA.

The request is for the addition of a 14x48 covered loading dock on the end of current pole building. This has already been added without board approval or application. It was noted that 2012 marked the 8th variance request for the same property which was denied by planning commission on the grounds that applicant was told on 7th request that no more changes would be approved. The #8 denied request was overturned by the ZBA.

This request is has been denied as not conducive to zoning furthering non-conforming commercial use in an agricultural zone. Owner consistently makes changes without obtaining prior approval and has had many neighborhood complaints.

Next Meeting

The next general meeting is undetermined at this time. November meeting slot (Nov. 17) will be used by the Zoning Board of Appeals

Adjournment

Meeting was adjourned at 8:38 by Doug Berends..

Minutes submitted by: Gladys VeltKamp