

GRANT TOWNSHIP PLANNING COMMISSION

Meeting Minutes

September 20, 2018

PRESENT: Tom Stuart, Laura Rodriguez, Chair, John King, Edith Elsenheimer, Pam Hawley and Kim Martens

ABSENT: Diana Ludlow, who is now resigning, Joel Newton and Tim Martis

The meeting was called to order by Laura Rodriguez, acting chair at 7:06 pm. Board members read and reviewed the minutes from the August meeting individually.

Tom Stuart made a motion to approve the minutes as submitted; seconded by Edie. All were in favor and the motion passed.

PURPOSE: Solar Ordinance Approval

- The board reviewed the final draft of the ordinance after review by the planner and township attorney.
- All board members agreed to adopt this version as written.
- Edie made a motion to approve and send to the board on Oct 1, seconded by Tom. All were in favor and following a roll call vote which was unanimous, the motion passed

The board voted on the nominations for the new Chair and Vice Chair. Laura Rodriguez was voted Chair and has accepted, with Tim Martis as Vice Chair. Edie made a motion to approve these nominations, seconded by Tom. All were in favor and the motion passed.

Ouwinga – hearing

- The board reviewed input received from the township planner, attorney, health department, DEQ, Fire Department, as well as neighboring property owner input
- Our attorney has drafted and sent a letter to the DEQ rescinding the need for a hearing on the grounds that the area in question is very minute in size and there is no reason that it can not be filled in
- Mr. Ouwinga will obtain all required permits and approvals of a bioswale through the County Drain commission.
- The Fire Department has inspected and has approved current structure and proposed additions
- Well and septic has been inspected and future needs addressed
- The property owners behind this location attended the meeting to voice concerns and ask questions.
 - They have requested that no storage or parking be allowed in the space between the north side of proposed building and their property line. This condition could possibly be added as a maintained 'greenspace.'
 - *After review and with knowledge of how the current property is maintained, the board did not feel the need to add this stipulation*

- They also voiced concern with the type of lighting being used for cupulas and possible glare toward their property from the steel roof. They suggested that the applicant be required to change from steel to composite roofing. Pictures were shared with the board as supporting documentation.
 - *After review of lighting descriptions submitted by the applicant and review of roof layout, the board felt that negative impact to neighboring properties would not be adverse enough to force these changes to be made.*
 - No other adjoining properties within 300 ft have placed any opposition, questions etc. on this project
- After deliberation and review of additional documents submitted by the applicant, Edie made a motion to approve the applicants request with the following conditions
 - That he secures any wetland/building/run off drain permits and submit copies of these to the township zoning administrator. The motion was seconded by Tom Stuart. All board members voted in favor and the motion passed.

Next Meeting:

The next scheduled meeting will take place on October 18, 2018 at 7 pm.

Laure made a motion to adjourn at 8:11pm, seconded by Edie. All in favor and meeting was adjourned.

Minutes submitted by:

Gladys VeltKamp, recording secretary

Grant Township Clerk