

Open of Public Hearing at 7:05 p.m.

No Public Comment from the audience.

Close of Public Hearing at 7:06 p.m.

Board deliberations took place.

Motion by Purcell with support from Strickland to approve the special use permit for the proposed operation (at 9874 W. M-179 Hwy.) based on a finding of compliance with the special use criteria specifically its compatibility with the rural character of the area and a lack of negative impact on adjacent property and pursuant to Section 4.5 – Home Occupations. Approval is conditioned upon the following: establishment of an off-street parking area for four (4) spaces, operation to be limited to daylight hours, and subject to an annual inspection. Roll Call: Beukema: yes, Purcell: yes, Fiala: yes, T. Knowles: yes, C. Strickland: yes, P. Heystek: yes, B. Campbell: absent. Yes: 6, No: 0, Absent: 1. MOTION CARRIED.

Both of the following requests will be received and reviewed at the same time.

Planning Commission member, Paul Heystek, excused himself from voting on the requests, as he lives in close proximity to this Parker Drive location.

SEU 16-11-12 PARCEL ID. 08-16-155-052-00 a REQUEST BY Rebecca Vandersluis for a Special Use Exception Permit regarding Sec. 12.7.4.b. – to construct an outbuilding located on a lot that is bisected by a road and is placed on the opposite side of the road as the principal structure at 2177 Parker Dr., Wayland, MI.

SEU 16-11-11 PARCEL ID 08-16-155-052-00: A request by Gary & Marilyn Martin for a Special Use Exception Permit regarding Sec. 12.7.4.b to construct an outbuilding located on a lot that is bisected by a road and is placed on the opposite side of the road as the principal structure at 2177 Parker Dr., Wayland, MI

Public Comment:

Richard Harrou, 2246 Parker Dr. – asked about the size restrictions of what can be built on the lot. The setbacks were given to Mr. Harrou and it was noted the square footage cannot cover over 30 % of the lot.

Rebecca Vandersluis, 2186 Parker Dr., commented their proposed pole building is for boat storage. R. Vandersluis provided photos of their proposed outbuilding.

Merle Edgell of Parker Dr. commented that the gentlemen not present (Mr. Gary Martin), due to illness, is a retired general contractor. He feels that the PC would not have any problem with the pole barn constructed by this gentleman (Gary Martin). Mr. Edgell is convinced that whatever he (Mr. Martin) puts up will be a nice structure.

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APPROVED: _____

Motion to approve SEU request of Jorge Martinez at 9874 W. M-179 Hwy.

Paul Heystek, as a resident, commented on other pole buildings in the neighborhood that are already up. Heystek has no issues with what will be constructed by Mr. & Mrs. Martin.

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APPROVED: _____

As of 7:41 p.m., there was no further Public Comment.

- **Motion by Purcell with support T. Knowles to grant request of R. Vandersluis as submitted.** Roll Call: Beukema: yes, Purcell: yes, Fiala: yes, T. Knowles: yes, C. Strickland: yes, P. Heystek: *abstained*, B. Campbell: absent. Yes: 5, No: 0, Abstained: 1, Absent: 1. MOTION CARRIED.

Motion to grant request of R. Vandersluis, 2177 Parker Dr., Wayland.

Gary & Marilyn Martin request was considered as well. (*No photos, but a sketch of the proposed outbuilding was made available at tonight's meeting*).

Board deliberations took place.

- **Motion by Beukema, with support from T. Knowles to grant request of Gary & Marilyn Martin as presented.** Roll Call: Beukema: yes, Purcell: no, Fiala: yes, T. Knowles: yes, C. Strickland: yes, P. Heystek: *abstained*, B. Campbell: absent. Yes: 4, No: 1, Abstained: 1, Absent: 1. MOTION CARRIED.

Motion to grant request of G. & M. Martin, 2177 Parker Dr., Wayland.

OLD BUSINESS:

OLD BUSINESS

1. Remote meeting participation (via conference call) –

Motion by Beukema with support from T. Knowles to amend the rules under Article. 7.1 (Amending or Waiving Rules) and add to our by laws 4.7 Participation of Planning Commissioners via Telephone. Roll Call: Beukema: yes, Purcell: yes, Fiala: yes, T. Knowles: yes, C. Strickland: no, P. Heystek: yes, B. Campbell: absent. Yes: 5, No: 1, Absent: 1. MOTION CARRIED.

MOTION on REMOTE PARTICIPATION

C. Strickland stated the reason for her vote is the absent member does not have the opportunity to see last minute paper work and can't see the site to look at property in question.

2. Michigan Citizen Planner's Training – necessary requirements to take the test.

Intent is to take classes and then procedurally in 30 days -give a Presentation and have it approved by MCP. (Also there is a period of 60 days to pass a written exam.)

A Joint Meeting will be held Thursday, Dec. 1, 2016 at 7 p.m. Presentations to be made (for the Citizen Planner topics):

- | | |
|--|---|
| Land Division (<i>Larry Knowles</i>) | Reviewing Site Plans |
| ZBA (<i>Ron Heilman</i>) | Special Use Procedure (<i>Tressa Knowles</i>) |
| Community Input (<i>Greg Purcell</i>) | Ethics/Conflict of Interest (<i>Jan Lippert</i>) |
| Takings (<i>Roger Rottschafer</i>) | Exparte, Charettes |
| Master Plan (<i>Paul Heystek</i>) | By-Laws/Rules of Engagement (<i>G. Purcell</i>) |

3. **Township Survey:** 231 surveys were returned. A student of R. Harvey's will take on the survey to tabulate results. Goal is to have it done by first week of December. Discussion took place.

• **Master Plan Update – Discussion on Future Land Use Map**

After Chapter 4 and the Map are finished, then the Master Plan will go to Public Hearing.

- *Fiala requested a map from Barry County (possibly 5 copies) with state land noted (colored in).*

PUBLIC COMMENT:

Larry Knowles, ZA- inquired regarding the complete process of adopting and publishing an ordinance and possible assistance from legal counsel with finalizing the process. Discussion also occurred regarding SEU's coming before the PC.

It was also noted the Planning Commission has authorized Zoning Ordinances to go to Municode and is anxious for this to get done.

Greg Purcell – commented regarding a boat wash facility – GLPA (Gun Lake Protective Agency) has met with Tribe representatives regarding this.

ADJOURNMENT:

Chairman Fiala brought the meeting to a close at 9:40 p.m.

Approved by: _____

Tressa Knowles, Planning Commission Secretary

12/15/16

Date

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APPROVED: _____

PUBLIC COMMENT:

ADJOURNMENT

Deb Mousseau
Recording Secretary
November 17, 2016