

## HEATH TOWNSHIP PLANNING COMMISSION

The Heath Township Planning Commission met on Thursday, September 13, 2016 at 7:00 p.m. in the Heath Township Hall in Hamilton, Michigan.

Members Present:	Don Wickstra Michael Stork Hilda Boerman Randy Poll
Members Absent:	Michael Phillips

Also present was Bob Jones, Zoning Administrator and Greg Ransford, Planner

The minutes from the August 18, 2016 meeting were approved with the addition of Greg Ransford, Planner was in attendance. Motion by Poll supported by Boerman and passed unanimously.

### **ITEM 1**

Review the application of Van Dyke Brothers Properties, LLC for a special use permit to allow outdoor vehicle sales at 3417 M-40. The property is zoned C-1. The Van Dyke brothers would like to have a centrally located community "park and sell". They would probably have no more than 10 vehicles on the lot and would share a driveway with Bruce's'. The lot would be topped with crushed concrete and there would be a 10' greenspace.

Randy is concerned with the dust that comes from crushed concrete. Don questioned if there would be landscaping or lights. They have no intention of either. There would be a 2' x 3' unlit sign and no office building or dumpster. This park and sell would be similar to the one across the road at the parts store. Due to the sight distance, Randy would like to see the sign far enough off M-40. Van Dyke's stated they could put the sign to the east of the entry, off of the Bruce common driveway. ( The location was indicated on the plan.)

Don reviewed the standards. The board is fine with no landscaping. If Van Dyke Brothers decide to change anything, they will need to come back with a site plan. Michael would like to see gravel continue all the way to the drive with no space.

Motion by Stork supported by Boerman and passed unanimously to approve the special use permit with the following changes to the submitted drawing:

- sign at the location noted on the drawing
- amended site plan
- the front edge of the parking lot to be setback 20' and match the existing paved lot of Bruce's.
- crushed concrete or asphalt millings in the parking lot and connecting to drive off of M-40.

## **ITEM 2**

Don questioned if a letter needs to be sent to the poured wall company in regards to the trees which have died and need to be replaced, and lack of grass on the hill. Bob will be sending them a letter.

## **ITEM 3**

Bob does not find a sign size in the commercial district in our township ordinance. Greg will check into this. Bob does not have a draft of the master plan for the board yet.

Don questioned the two acre Industrial bordered by commercial area on the future master plan along 135th Ave., and cloud concept in zoning. Bob wondered if this is part of the eggplant and if it was previously rezoned. After discussion, Michael asked Bob to omit the small piece of Industrial and change this area to all commercial (C-1) on the draft master plan.

Hilda reported back on the Planning Commission's request to the township board to change the future land use map in agriculture from five acres to two acres. The township board wondered if this would have an effect on tax rate and land values. Bob stated it will not change an owner's value and will actually do a better job of preserving farmland. Changing from one class to another will not increase the taxes and zoning and taxing are two separate issues. You assess on what a piece of property is worth.

Greg noted when there is a public hearing on the master plan, this would be a good time to make some zoning changes as well. Before the next meeting, Greg will send the board members notes to review.

The board questioned how to correct the zoning of a 20 acre parcel on the approved Zoning map. Bob will look at his notes and report back.

## **ITEM 5**

The next meeting will be November 10 at 7:00 p.m. to continue working on the master plan and zoning. The meeting was adjourned at on the motion of Stork supported by Poll and passed unanimously.

Minutes submitted by secretary Sheila Meiste.