

GRATTAN TOWNSHIP PLANNING COMMISSION
Regular meeting of June 3, 2009

1. Call to Order/Roll Call

Chairperson Alan Rumbaugh called the regular meeting of the Grattan Township Planning Commission to order at the Grattan Township Hall at 12050 Old Belding Road at 7:00 p.m. Members present: A. Berry, J. Proos, S. Miller, L. Sostecke, S. Christians and A. Rumbaugh. Members absent: D. Heffron (excused). Township Supervisor Frank Force and Zoning Administrator Gregg Converse also attended the meeting.

2. Pledge of Allegiance

A. Rumbaugh led the Pledge of Allegiance.

3. Approval of Agenda

Commission members asked that the election of officers and the Tom Skipper review be moved to items 6 and 7 on the agenda. L. Sostecke moved and A. Berry seconded to approve the amended agenda. All ayes. The motion carried.

4. Approval of Minutes

L. Sostecke noted minor corrections to the May 6, 2009 minutes. L. Sostecke moved and A. Berry seconded to approve the amended minutes. All ayes. The motion carried.

5. Public Comments

There were no public comments.

6. Election of Officers

S. Christians moved and S. Miller seconded to nominate A. Rumbaugh for Chairperson, L. Sostecke for Vice Chairperson and A. Berry for Secretary. All ayes. The motion carried.

7. Special Land Use- Tom Skipper- Followup Ideas

Commissioners reviewed the resolution approving a special land use for outdoor retail sales of landscape supplies in C-1 district for Tom Skipper. Commissioners had no changes to the resolution. T. Skipper questioned some of the conditions set forth in the resolution. He would like to bring material to the site before April 1st to avoid potential road weight restrictions. Commissioners discussed and

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Approved:

agreed to add language permitting restocking based on Kent County Road Commission weight restrictions.

T. Skipper would like the total yards allowed on site increased from 1500 to 2000. Commissioners agreed to allow that increase and review the matter in November.

He also requested the addition of a 1-yard loader. He said the larger loader is too wide for loading product into smaller trucks/trailers. Commission members said they had no problem allowing 2 loaders (2-yard and 1-yard). This matter will also be reviewed in November.

Commissioners agreed to allow an additional 10 yard truck on the property for up to 2 consecutive nights and review this in November.

Mr. Skipper said he requested a 2' x 6' sign, but discovered the standard sign size is 2 ½' x 6'. Commissioners agreed to amend the resolution to allow the larger sign.

Mr. Skipper asked that stone and sand be permitted to remain on site. He said removal of this material would be too costly. Commissioners agreed to allow only sand and stone to remain on site year round.

8. Preliminary Meeting- Ryan Howe- Deck Expansion on a Nonconforming Structure

Ryan Howe explained his proposal to add a 2nd story deck and a small addition to the south side of the existing home. A. Rumbaugh said of any houses on the street, this house sets back the farthest from the road. He said the proposed additions should not be a problem. Commissioners agreed. L. Sostecke moved and S. Miller seconded to schedule the matter for public hearing at the July meeting. All ayes. The motion carried.

9. Ordinance Change to Allow Non Profit Ambulance On A1 and A2 Land

Commissioners reviewed the proposed ordinance which would allow the proposed use in all districts. L. Sostecke said this matter should have been noticed and scheduled as a public hearing. Commissioners discussed how to proceed with the matter. L. Sostecke said she believed a public hearing for the ordinance amendments and another public hearing for Rockford ambulance's request would be required. Commissioners discussed how to proceed and agreed to ask the Township Attorney if those 2 public hearing could be held at the same meeting. Commission members reviewed site plan requirements for the public hearing with the applicant. S. Miller asked the applicant to bring a photo of the building they plan to construct.

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L. Sostecke moved and A. Berry seconded to, if allowed after conferring with the Township Attorney Jim Brown, schedule both required public hearings at the July meeting. All ayes. The motion carried.

The applicant said they would like to schedule both public meetings at the July meeting if allowed.

10. Public Hearing- Karen Willis-12026 MAC Dr.

The public meeting will be held at the July 1, 2009 regular Planning Commission

11. Ordinance- Outdoor Wood Furnace

Commission members agreed to forward the revised ordinance to the Township Board.

12. Adjournment

There being no further business A. Rumbaugh declared the meeting adjourned at 8:22 p.m. The next regular meeting will be held on July 1, 2009.

Respectfully submitted,

Diane Timmons
Recording Secretary, GTPC

Al Berry, Secretary, GTPC