

**GRATTAN TOWNSHIP PLANNING COMMISSION**  
**Special meeting of February 10, 2010**

**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. Township Supervisor Frank Force, Township Clerk Jim Fues and Township Attorney Ron Redick also attended the meeting.

**2. Pledge of Allegiance**

A. Rumbaugh led the Pledge of Allegiance.

**3. Approval of Agenda**

S. Christians moved and L. Sostecke seconded to approve the agenda as presented. All ayes. The motion carried.

**4. Approval of Minutes**

L. Sostecke moved and A. Berry seconded to approve the January 6, 2010 regular meeting minutes as presented. All ayes. The motion carried.

**5. Public Comments**

J. Fues said he would support removing wood chips at Tom Skipper's landscape business if there was an issue with chemical seepage. He said there was no value in spreading wood chips out and would only increase Mr. Skipper's operation costs. He said having one or two trucks on site was no big deal and asked Commissioners to ask themselves the value in limiting trucks.

**6. Election of Officers**

A. Berry nominated A. Rumbaugh as Chairperson.

S. Christians nominated L. Sostecke as Vice Chairperson.

L. Sostecke nominated A. Berry as Secretary.

S. Christians moved and S. Miller seconded to approve the nominations for Chairperson, Vice Chairperson and Secretary. All ayes. The motion carried.

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**7. Public Hearing Rockford Ambulance**

L. Sostecke moved and S. Christians seconded to open the public hearing. All ayes. The motion carried.

Deb Gosselin, Gosselin Group, Inc. explained the request for an ambulance station at 12321 Belding Road. She said the proposed 2100 square foot building would have 2 ambulance bays with a single drive off Belding Road. There will be 2 employees on site with two 12 hour shifts. She noted a future pole barn included on the site plan is now located 50 feet from the property line in order to conform to Township building height requirements. All exterior lighting will be down lit.

Township Attorney Ron Redick said the required separation between buildings is a minimum of 10 feet measured from the outer most projection of each building. He also said Township ordinance requires signs to be 20' from the front lot line and parking must be screened or landscaped.

There were no public comments.

A. Berry moved and S. Miller seconded to close the public hearing. All ayes. The motion carried.

S. Christians asked if the land split was completed. D. Gosselin said the applicant has applied for the land split. It was noted that proposed storm water retention/detention plans must be engineer approved. D. Gosselin said Prein and Newhof recommended retention of storm water at this site. F. Force said a Township storm water permit is required. Commission member agreed to add these requirements as conditions to the proposed resolution. D. Gosselin said the proposed site plan shows 4' evergreens for screening the road and neighbors. Commission members discussed the proposed location of the future pole barn. Deb Gosselin said if there are any problems meeting the separation distance and height requirement the location could be changed or the overhang decreased.

S. Miller asked how many manned hours there would be at the ambulance station. The ambulance station will be manned 3 days a week, 12 hours a day, but manned hours may increase in the future to 24 hours a day, 7 days a week. S. Miller asked if signs would be posted when there is no emergency help at the ambulance station. Matt Mc Conan, Rockford Ambulance, said that signage is required by law.

Commission members reviewed the proposed resolution. Section 4b was amended to include the 20' setback from front lot line sign requirement. Section 4c was amended to show 9 parking spaces (including handicapped) allowed at the site. Section 4d was amended to include parking area landscape requirements. A condition that no construction commence until a Township storm water permit is

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issued and any future building must comply with Township zoning ordinance requirements in effect when building approvals are sought were also added.

S. Christians moved and S. Miller seconded to approve the special land use as described in amended resolution PC 2010-002. All ayes. The motion carried.

**8. Pre Preliminary Hearing- Poulias-Rezoning from A1 A2 for Rezoning**

Barb Poulias explained her request to rezone 10 acres located at 5926 Tiffany Avenue from A1 to A2 in order to split those 10 acres from the original parcel and sell the 10 acre parcel. She said the proposed 10 acre split has sections of swamp, woods and hills and is not good farmland. Planning Commission members discussed the location of this property noting adjacent land is zoned A2. They agreed the proposed split section of the property was probably just included with the entire farm as A1 land. It was noted that the proposed lot width to depth does not meet A2 requirements. Township Attorney, Ron Redick said if so inclined the Planning Commission could consider the rezoning and a special land use to deviate the lot width to depth requirement. Special land use approval would be contingent upon Township Board approval of the rezoning. Commissioners agreed. Ron Redick will write up what needs to be done before this matter is added to the Planning Commission's agenda. There was a discussion about whether this matter could be noticed in time for the March meeting. Application and payment must be made by February 12, 2010 in order to be on the March Planning Commission agenda. B. Poulias asked the Township to waive application fees until after the property sells. That request must be made at the Township office.

S. Christians moved ~~an~~ AND A. Rumbaugh seconded to schedule the matter for public hearing when the Poulias' application for rezoning and a special land use is completed. All ayes. The motion carried.

**9. Continued Review- Tom Skipper Special Land Use – 10025 Belding Road**

Commission members discussed J. Fues comments regarding Tom Skipper's resolution. S. Christians said he researched harmful effects of wood chips. He said he was convinced leaving wood chips on site would not pose a risk to the ground water. J. Proos said he is very pleased with Mr. Skipper's landscape operation. S. Miller agreed.

Commissioners reviewed proposed amendments to the resolution approved May 6, 2009 regarding Tom Skipper's special land use for outdoor retail sales at 10025 Belding Road. Mr. Skipper requested an extension of the sales season (to November 30) and corrections to sections 4h (allowed trucks on site) and 4k (removal of mulching materials).

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S. Christians moved and L. Sostecke seconded to approve the amended resolution. All ayes. The motion carried.

**10. Review- Excavator Ordinance- Building Requirements**

A. Rumbaugh said one excavator in the Township is not in compliance with requirements of the excavator ordinance and has asked for an extension until the end of 2010. It was noted that since the ordinance was adopted the economy has impacted the excavation industry. L. Sostecke said local excavators were actively involved when the ordinance was written. She said the ordinance should stand as written. Commissioners discussed and agreed to table the discussion until D. Heffron is in attendance at a meeting.

**11. Review- Ordinance amendments- Non Conforming Structures and Lots**

Township Attorney Ron Redick reviewed proposed changes to the ordinance regarding non conforming structures and lots. Commission members discussed those changes.

S. Christians moved and A. Berry seconded to recommend approval of proposed changes to the zoning ordinance regarding non conforming structures and lots to the Township Board. All ayes. The motion carried.

**12. Review- Zoning Ordinance Section 3.36- Fencing**

At the request of Township Clerk J. Fues the Planning Commission discussed revising fence height restrictions in order to keep deer out of orchards, etc. Commission members discussed the matter. They would like to see how other townships regulate fencing. Ron Redick said Allendale may have an ordinance on fencing to keep deer out.

**13. Discussion-Other Possible Ordinance Revisions**

Ron Redick said there are a few housekeeping ordinance revisions which can wait until the Planning Commission has other ordinance revisions to approve.

**14. New Business/Old Business**

There was no new/old business.

**15. Adjournment**

There being no further business, A. Rumbaugh declared the meeting closed at 9:07 p.m. The next regular meeting will be held on March 3, 2010

Respectfully submitted,

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Approved: 04/07/10

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Diane Timmons  
Recording Secretary, GTPC

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Al Berry, Secretary, GTPC