

BROOKS TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 24, 2017
APPROVED

MEMBERS PRESENT: Pat Baker, Phil Knape, Mark Pitzer, Cheryl Rosen, Ryan Schultz

MEMBERS ABSENT: Matt Arthur, Danielle Hummel

STAFF PRESENT: Zoning Official Joe Selzer

Chairman Pitzer called the regular meeting to order at 7:00 p.m. This meeting was properly posted and a quorum of the Brooks Township Planning Commission was present.

APPROVAL OF AGENDA:

Moved by Knape, **Seconded** by Rosen to accept the agenda with the addition of a Mobile Restaurant/Food Truck under new business.

Approved Unanimously

APPROVAL OF MINUTES:

Moved by Knape, **Seconded** by Schultz to accept the minutes of the March 28, 2017 meeting as written.

Approved Unanimously

PUBLIC COMMENT: None

CORRESPONDENCE: ZA Selzer received a copy of the updated house numbering ordinance from the County Equalization Department.

PUBLIC HEARINGS: Moved by Baker, **Seconded** by Rosen to suspend the regular meeting and enter into a public hearing.

Approved Unanimously

1. Special Land Use Permit for Verizon cell tower – Chairman Pitzer referred to Selzer for an update. Selzer stated that Verizon has addressed all issues that have been required. Ralph Wyngarden met with Supervisor Nelson and ZA Selzer. There were no issues with it. Selzer has the permit pre-prepared if it is approved tonight. Mr. Wyngarden or Faulk and Foster 678 Front Street in Grand Rapids works with Verizon to locate and get all necessary permits for Verizon. This particular tower is intended to be on the North side of Croton Road between Poplar and Oak. The pole height is approximately 250 feet. It is a completely self-standing omni-directional tower. There is a flashing red/white light at the top for aviation safety. There is nothing within the One Mile radius that the ordinance requires. The construction time is a couple of months and it is planned to begin this summer, but the construction schedule depends on Verizon's capital budget. Mr. Wyngarden indicated that our ordinance is comparable to other jurisdictions. ZA

Selzer has been easy to work with and knowledgeable of our ordinance. Brooks Township worked with MTA on the language for this ordinance. No comments received from the public. No written comments were received.

2. Ordinance Language changes
 - a. Septic Evaluation – remove inheritance from the ordinance - no comments received, no PC questions or comments.
 - b. Outdoor heating units – language to allow a structure within 20 foot of uninhabited or unoccupied, clarification of structure – public asked question to clarify that now we will allow a lean to or wood shed with the outdoor wood stove. No PC questions or comments.

Moved by Baker, **Seconded** by Knape to close the public hearing and re-open the regular meeting.

Approved Unanimously

UNFINISHED BUSINESS:

1. Ordinance Language Changes.
 - a. Advising Owners of Ordinance (OSDS)
 - b. Outdoor Heating UnitsMoved by Knape, Seconded by Rosen to send changes to the Township Board for approval. Approved unanimously.
2. Greenbelt area for Lake – Cliff Bloom, the township attorney is modifying the language of the ordinance. Supervisor Nelson, Pitzer, and Selzer did meet on this. We have not yet received it. It will be on the agenda for next month.

NEW BUSINESS:

1. Special Land Use for Verizon cell tower – If approved it would remain with the property unless a violation occurs. Moved by Baker, Seconded by Rosen to approve the special land use. Approved Unanimously.
2. Report on Croton PC Medical Marijuana – Baker reported she, Rosen, and Hummel attended the PC meeting at Croton. They don't currently have an ordinance. There is new legislation pending. There is also question on how and where to have paraphernalia shops and how to incorporate them into what is currently in the City of Newaygo. Supervisor Heinzman and Supervisor Nelson will set up a joint meeting and invite Attorney Cliff Bloom to that meeting. There is also a June 8 training at the County Sheriffs department. This will be on the agenda for next month as well.
3. Mobile Restaurant/Food truck – Brian Toth has inquired on a permit to operate a mobile food unit within the township. This is not currently addressed in our ordinance. He has also inquired on the transient merchant permit in the City of Newaygo. Toth is in the process of obtaining permission from Hometown Pharmacy to set up his trailer there. He has a small stand up unit that is a self-contained tow behind trailer. He plans to have approximately 8 different menus, consisting of hot dogs, corn dogs, brats, burgers, fries, however they would be rotated or limited at one time due to space. He has licensed everything through the state and the health department. ZA Selzer will check with

Attorney Cliff Bloom and also with the Township Planner to see what can be done for a temporary permit until the ordinance can be amended. If necessary, a special board meeting could be called to approve if necessary.

STAFF UPDATE: The ZA said he is continually getting building permit requests for decks, pole barns, and some houses.

PUBLIC COMMENT: None.

PLANNING COMMISSION MEMBER COMMENTS: Comments received.

ADJOURNMENT:

Moved by Baker, **Seconded** by Knape to adjourn the meeting at 8:24 p.m.
Approved Unanimously

Respectfully Submitted,

Pat Baker
Planning Commission Secretary

Jennifer Badgero
Clerk