

**BROOKS TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES
June 27, 2022 @ 7:00 PM
APPROVED**

Members Present: Mark Pitzer, Pat Baker, Mark Guzniczak, Ryan Schultz, Chris Wren, Karl Frederiksen, Phil Knape

Members Absent: None

Staff Present: Joe Selzer, Cory Nelson

Chairman Guzniczak, called the Special 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 Pitzer to approve the agenda as written.
Unanimously Approved

Approval of Minutes: Moved by Wren, **seconded** by Frederiksen to approve the minutes of the June 13, 2022, meeting. **Unanimously Approved**

Public Comment: None

Correspondence: Two items (1 email; 1 letter) supporting the restaurant hearing issue

Public Hearing –

The Hearing proposal was properly posted in the Times Indicator and copies were mailed to individuals residing within 300 feet of the property.

Chairman Guzniczak opened the hearing at 7:04, for the North Shore Restaurant Site Plan and Special Land Use Application. He explained the purpose of testimony and time limitations for those who provided testimony.

The applicant/developers Nate Thompson and Raeanne Huskey presented details of the site plan and project detail. Planning Commission Members questions were addressed.

Joe Selzer presented the Staff Report for the application filed 1/18/22, and reviewed each standard noting that all setback requirements, standards for site plan review, and standards for approval have been met for the restaurant. He recommended approval of the Site Plan with the condition that the proposed parking lot be screened per Section 18.04 A. Additionally, he recommended approval of the Special Land Use Application with the following three conditions:

- 1) A 10% performance guarantee be provided by the applicant
- 2) The fueling station and tank not be installed
- 3) Sign face for ground signs be submitted prior to installation

Public Comment:

Opposing Statement: Timothy Stoepker, Attorney representing James and Laurieanne Knape, 832 E. 88th St, Newaygo, MI provided a handout of objections and presented opposing statement for the hearing proposal.

Supporting Statement – The following individuals spoke in support of the hearing proposal:

- Ken Russel – 9293 Caltalpa, Newaygo, MI
- Mark Mathis – 1144 E, 88th, Newaygo, MI
- Chad Miller – 9551 Catalpa, Newaygo, MI
- Marty Tramper – Previous owner, 17680 Albrecht, Cedar Springs, MI
- Wallace Arthur – 1965 Hess Lake Dr, Newaygo, MI
- Sue Janutol – 9309 S Catalpa, Grant, MI
- Katherine Farwell – 9390 Redwood, Newaygo, MI
- Nick Wasmiller 1420 Lockwood Ct, Newaygo, MI
- John Van Dam – 1652 E. 88th, Newaygo, MI
- Dave Miedema – 1105 E. Hess Lake Dr, Newaygo, MI
- Adele Wigent - 1520 Lockwood Ct, Newaygo, MI
- Bobby Barry, 41 E. Washington (not in Brooks Township)
- Bill Payne – 798 E. 88th , Newaygo, MI
- Dan and Lynn Boss – Written Correspondence

Chairman Guzniczak closed the Public Hearing and re-opened the Special Meeting at 7:53.

Unfinished Business:

- 1) None

New Business:

- 1) North Shore Restaurant Site Plan and Special Land Use Application - **Moved** by Schultz, **Seconded** by Pitzer to discuss the Site Plan and Special Land Use Application. **Unanimously Approved.**

Questions and comments from Commission members were addressed. **Moved** by Wren, **seconded** by Schultz to approve both the Site Plan with the condition that the proposed parking lot be screened per section 18.04A **and** the Special Land Use Application with the following conditions:

- 1) A 10% performance guarantee be provided by the applicant
- 2) The fueling station and tank not be installed at this time
- 3) Sign face for ground signs be submitted prior to installation

Unanimously Approved by Roll Call Vote

- **Aye's** - Wren, Schultz, Fredericksen, Pitzer, Baker, Knape, Guzniczak

Public Comment: None

Planning Commission Members Comments: It was noted that it was great to see the community come together in solving important issues. Community input is vital and appreciated.

Adjournment: Moved by Baker, **seconded** by Frederiksen, to adjourn the meeting at 8:04 PM.
Unanimously Approved

Respectfully Submitted,

Pat Baker
Planning Commission Secretary

Dianna Schaafsma
Recording Secretary