

**BROOKS TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
AUGUST 8, 2022 @ 7:00 PM
APPROVED**

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

Members Absent: None

Staff Present: Joe Selzer, Cory Nelson

Chairman Guzniczak, 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 Wren **seconded** by Frederiksen to approve the agenda as written. **Unanimously Approved**

Approval of Minutes:

Moved by Pitzer, **seconded** by Frederiksen to approve the minutes of the July 11, 2022 minutes as written. **Unanimously Approved**

Public Hearing

Moved by Knape, **seconded** by Pitzer to close the regular meeting and open the Public Hearing. **Unanimously Approved.** The hearing proposal was properly posted in the Times Indicator and copies were mailed to residents within 300 feet of the property.

Chairman Guzniczak opened the Hearing at 7:08 and explained the purpose of testimony and time limitations for those who provided testimony. The following items were heard:

- 1) **Special Land Use Permit, Site Plan Review and approval of the establishment of a campground located on a vacant parcel (#62-19-15-200-045) on Hazelwood Ave., owned by Justin and Kelly Bulk.**

Joe Selzer, Zoning Administrator, presented his staff report for Special Land Use and Site Plan Review noting that all ordinance standards were met. He recommended the Site Plan be approved and Special Land Use be conditionally approved once the applicant obtained a septic vault permit from the Newaygo County Health Department District #10.

Joe also presented the report submitted by the township planner, Williams and Works. That report recommended conditional approval with the following criteria:

- 1) Resubmit the site plan with the dimensional and other missing descriptive items added to the Township Zoning Administrator for review and acceptance.
- 2) Obtain and submit proof of any other permits or licenses needed from any other permitting authorities or agencies for items such as outdoor bathroom facilities, etc.

- 3) Receive a clear and recordable disposal plan of waste and other refuse at the site.
- 4) No construction or any other work begins until all of the above conditions have been submitted, reviewed, and approved by the Township.
- 5) The Planning Commission decides how much screening or landscaping may be appropriate for this unique use. If required, from the Planning Commission, indicate the added features onto the final site plan submitted to the Township for review and approval by the Zoning Administrator.

Public Comment: The following individuals voiced concern and are opposed to the approval of this hearing issue:

- Lisa Fauses - 3140 E. Eagles Nest Trail, Newaygo
- Mike Bitely - 6603 S. Hazelwood Ave., Newaygo
- Dale Salacina - 1450 Croton Dr., Newaygo
- Chunling Wang - 6860 Hazelwood Ave., Newaygo
- Jodi Salacina - 1570 Croton Dr., Newaygo
- Chris Fauss - 3140 E. Eagles Nest Trail, Newaygo
- Margaret Bitely - 6603 S. Hazelwood Ave., Newaygo

There was no Public Comment supporting the issue.

2) Zoning Ordinance Amendments – Art XVI Signs and Billboards, Sec. 16.04 – Exempted Signs and Sec. 16.09 – Schedules of Sign Regulations

Joe Selzer, Zoning Administrator, presented proposed changes for this Article which had been previously reviewed with the township planner, Williams and Works.

Public Comment: None

Moved by Baker, **seconded** by Frederiksen to close the hearing and resume the regular meeting at 7:23 PM. **Unanimously Approved**

Correspondence: None

Reserved Time - None

Unfinished Business:

- 1) Master Plan Update - Nathan, from Williams and Works, reviewed the Master Plan Update Community Profile Report. W&W plans to provide a full report (with mapping and everything that was included in the previous Master Plan), in the next three weeks, so it will be available for the September meeting. Pat Baker asked if items such as wetland and forestland would also be updated. Nathan advised that common practice was to update everything previously included, however, he would check with Brad Kotrba.

New Business:

- 1) Special Land Use (SLU) Permit, Site Plan Review and approval of campground request – Parcel # 62-19-15-200-045 – Dustin and Kelly Bulk - **Moved** by Schultz, **seconded** by Knape to conditionally approve the SLU, Site Plan and campground request with full approval granted when the following six conditions are met.
 - Condition 1-5 as outlined in the Williams and Works report (page 10)
 - Condition 6 - Clearly mark the property lines**Unanimously Approved**

- 2) Zoning Ordinance Amendments – Art XVI Signs and Billboards, Sec. 16.04 – Exempted Signs and Sec. 16.09 – Schedules of Sign Regulations – **Moved** by Baker, **seconded** by Wren to approve the proposed amendments as written. **Unanimously Approved**
Proposed changes will be forwarded to the Board for final approval.

Staff Update: Zoning Report was distributed.

Public Comment: Comments Received

Planning Commission Members Comments: None

Adjournment: **Moved** by Baker, **seconded** by Wren, to adjourn the meeting at 8:06 PM.
Unanimously Approved.

Respectfully Submitted,

Pat Baker
Planning Commission Secretary

Dianna Schaafsma
Recording Secretary