

**ALLEGAN TOWNSHIP  
PLANNING COMMISSION MINUTES  
July 11, 2016**

- I. Call to Order
  - A. Chairman Connell called the meeting to order at 7:30 P.M.
  - B. Those present were Mike Buese, Karl Spreitzer, Jim Connell, Marty Ruitter, Ted Heckman, and Laree Waanders. Keith Behm was absent.
  
- II. Approve the Minutes of May 9, 2016 and June 13, 2016 Meeting
  - A. Waanders/Heckman made motion to approve the minutes of May 9, 2016 which passed with aye vote.
  - B. Spreitzer had some changes to the minutes of June 13, 2016. Page 2 Section X period after junk cars. How long is it going to sit until taken care of? The stuff almost covered up by tall grass and weeds. Need to take care of all of this. The ticket was pulled back and we hoped things would be taken care of.
  - C. Waanders/Spreitzer made motion to approve the minutes of June 13, 2016 with the changes which passed with aye vote.
  
- III. Pete Gavrun – All Size Fencing, LLC, 1091 Bridge Road, Allegan.
  - A. Mr. Gavrun stated he would like to purchase the property just south of Pine Trail School. He said the business is growing and would like to expand the business at that location. .
  - B. Connell asked if the property was adjacent to where Mr. Gavrun lives? Mr. Gavrun stated it was 1 mile from his home. Connell asked what the property was zoned with Gavrun stating Agricultural. Connell wondered if there should be a special use or rezoned with Supervisor Schulz stating that a special use the person has to live there and since Gavrun doesn't live there it should be rezoned.
  - C. Connell read from the zoning ordinance book on rezoning to C 2 – General Business.
  - D. Waanders asked if Gavrun had employees and exactly what do you do? Gavrun stated he had 7 employees and they install any type of fencing you can think of and now they are building gates and need more room. The property he wants to purchase has approximately 30 acres.
  - E. Mr. Gavrun stated he had a special use permit thru Trowbridge Township and he would like people to be able to stop by and pick up items.
  - F. Connell stated that the Planning Commission needs an application to rezone that parcel from Ag to C2 General Business.
  - G. Schulz stated that Mr. Gavrun needs to apply for rezoning. Supervisor Schulz went to the office and got an application for Mr. Gavrun.

#### IV. Old Business

- A. Enforcement officer report on Schafer/Walker
- 1) Enforcement Officer Steve Schulz reported that he had stopped in today and the piles of work debris are still there and all the waste bins are still there.
  - 2) Photos are included that were taken on July 11, 2016.
- B. Major Home Occupation Schafer/Walker
- 1) Schafer stated the hay field needs to be done. Connell asked if the vehicles that were not operational were still there? Schafer stated they need to do some work on the vehicles.
  - 2) Spreitzer asked if the white van was gone with Walker stating he didn't have a license for it.
  - 3) Connell asked why they had so many waste bins? Walker said for the storage of horse tack and some of his stuff. Schafer stated if they had pulled out the stuff from the barn there would have been a bigger problem.
  - 4) Spreitzer asked Mr. Walker if he felt it fair with the Planning Commission asking that the blight issue be taken care of before issuing a special use? Walker replied he didn't like people driving in and taking pictures. You can't see all that stuff from the road. Spreitzer stated it was just a yes or no question.
  - 5) Ruitter asked Schulz if they had done much clean up since the last meeting 30 days ago? Schulz stated hardly any.
  - 6) Spreitzer/Waanders made a motion to deny Mr. Walker his Special Use Permit.
  - 7) Chairman Connell asked if the board members had any questions.
  - 8) Buese stated he can reapply if things get cleaned up.
  - 9) Schulz stated that if the special use is denied Mr. Walker can no longer run his business on that property.
  - 10) Connell stated if approved there could be restrictions put on the special use.
  - 11) Schafer said there are people on our property taking pictures without our permission and their attorney said you have no right to be on property.
  - 12) Schulz said if we can't get on property how do we know if you are following the ordinance. If the Township cannot inspect, then the Planning Commission would never consider a special use permit. Walker said they have done all they were asked to do and Schulz had no right to drive on our property. He also stated all the vehicles run. Spreitzer asked how many are running – Walker said 4 – well 2 aren't licensed and maybe battery dead but can get that fixed and running. Spreitzer also stated that the piles from Walker's jobs are left. Supervisor Schulz said the Planning Commission or Township Board or ZBA members – when a request comes in like this it is inherit that each member take a look at the property. Schulz also stated that Marty Ruitter had a business out on M-89 and it wasn't a mess it was neat and clean. If the members would drive out and take a look they would be surprised.

- 13) Connell finds it hard to prevent someone from running a business. He was looking for a much better clean up around the building and don't know if some of the stuff is going out in the weeds or in a dumpster. As a Commission we have given you lots of time. He stated that a ticket for blight had been pulled back.
- 14) Buese asked once you clean out the barn how long do you need to move it out.
- 15) Walker said probably move the horses in September to Oshtemo.
- 16) Spreitzer said if we deny the special use we are only taking his ability to run his business and when cleaned up he can reapply. Waanders said "we are not taking anything away from him as we haven't given him anything."
- 17) Spreitzer asked Schulz if everything addressed at the last meeting was cleaned up. Schulz stated that from the pictures of last month till now not much has changed. They need to take pride in their place and every City and Township are trying to keep things looking nice.
- 18) Schafer stated that she has driven around and seen lots of homes that the weeds are tall and lawns not mowed. Schulz stated that the Township is trying to keep up but it takes time as a letter is sent and follow ups done. Schulz told Schafer that she could fill out a complaint or give us addresses and/or names and he would check it out but Schafer didn't want to do that.
- 19) Connell went back to the motion made by Spreitzer with second by Waanders to deny Mr. Walker his Special Use Permit. Following roll call the motion passed with 5 yes and 1 no. Connell voted no because he didn't feel it right to take a person's lively hood away.
- 20) Connell stated clearly the motion passed because the property was not getting cleaned up and taken care of.

B. Enforcement Officer Report on Big Red Wrecker

- 1) Enforcement Officer Schulz stated the fence has been lengthened and adequately enough that you can't see unless look over the fence. The fence is not painted. He also stated that last September they were only looking at 10 vehicles and wrecker inside the fence and there are other items there. Schulz had spoken with Delbert a few weeks back and had given more time. Pictures that were taken are included in the minutes.
- 2) Ruitter said he had driven by there a week ago and it appeared that there weren't any other items but he didn't look inside the fence.
- 3) Jenna stated the camping trailer was not theirs and it will be gone soon. She said they do not tow vehicles there and there was a truck they use for parts to repair other tow vehicles. Their personal vehicles is parked there.
- 4) Schulz stated there are a few items outside the fence.
- 5) Jenna stated they had cleaned up the yard and put asphalt down and fence up. She had taken pictures and showed them their side of the fence was cleaned it was their neighbor's side of fence that wasn't cleaned up.

- 6) Schulz stated the old Verizon building property needs to be cleaned up and he would be contacting the school.
- 7) Connell said that this was brought to the Planning Commission because a fence was not completed – they had completed a reasonable fence and need to get it painted.
- 8) Heckman said he drove by and he felt it looks good – just need to keep up trimming and painting. Need to get something to kill the vines.
- 9) Connell thanked Schulz for going out and talking with Pratt's and know it was hard to do. Schulz stated yes it was very hard to go out and talk with them.
- 10) Connell asked the Planning Commission members if they wanted to approve the report and they need to continue to keep the property neat and clean with the other members agreeing to approve the report.

#### V. New Business

- A. Spreitzer would like an addition made to our new ordinance. If someone in the Township is considering starting a business out of home and need license we need to make sure they present it to us.
- B. Waanders said we need to ask Andy and let him write it up.
- C. Connell feels it isn't the Planning Commission's responsibility to make sure everyone is licensed who operates a business. Connell also asked for reports from the conversation with Andy and Attorney Katherine at the next meeting.
- D. Schulz stated he would get in touch with Andy and Township Attorney Katherine.

#### VI. Adjourn

- A. Spreitzer/Waanders made motion to adjourn with the meeting closing at 9:05 pm.

After the meeting closed Pratt's asked if the Planning Commission would prepare a letter for the rezoning in September 14, 2015 and that it was approved with 10 vehicle storage and tow vehicles? Chairman Connell stated yes.