

**ALLEGAN TOWNSHIP  
PLANNING COMMISSION MINUTES  
MARCH 14, 2016 7:30 P.M.**

- I. Call to Order
  - A. Chairman Connell called the meeting to order at 7:30 P.M.
  - B. Following roll call the following were present: Keith Behm, Karl Spreitzer, Jim Connell and Ted Heckman. Those absent were Laree Waanders, Mike Buese, and Marty Ruiter.
  
- II. Approve Minutes from the January 11, 2016 meeting and the Public Hearing Meeting on February 22, 2016.
  - A. Spreitzer/Behm made the motion to approve the January 11, 2016 minutes which passed with aye vote.
  - B. Behm/Heckman made the motion to approve the February 22, 2016 minutes which passes with aye vote.
  
- III. Chairman Connell asked if any member had anything to add, of which no one did.
  
- IV. Tammy Schafer/Wayne Walker update from Zoning Enforcement Officer, Schulz, to provide pictures of the property and update of cleanup.
  - A. Chairman Connell read the letter from the Zoning Enforcement Officer. Connell also referred to the January 11, 2016 minutes Section V, K & O, which “Connell stated the next meeting is the 2<sup>nd</sup> Monday in March we need a report and may be in a position to have Walker/Schafer apply then for a Special Use Permit for a Major in Home Business. But the Planning Commission needs to see that there is significant cleanup in K. O – “Spreitzer/Behm made a motion that in this case, if Schafer/Walker would in the next 60 days make significant cleanup progress and this is documented by the Township Zoning Ordinance Enforcer, Steve Schulz, with pictures. We are not enforcing the ticket at this present time. Review of progress to be made at the regular Planning Commission meeting on March 14, 2016. Motion carried with aye vote.”
  - B. Connell stated he has driven by the area with blocks and disabled vehicles and removal of those items would be weather related as right now it is very wet.
  - C. Spreitzer stated that Schafer/Walker has made some progress and Mr. Walker wants to run a plumbing and remodel business out of the home. Maybe they could put up a fence.
  - D. Heckman stated they need to totally remove the junk vehicles by the July Meeting of the Planning Commission.
  - E. Connell stated that by the next Planning Commission Meeting Mr. Walker should be presenting a Major Special Land Use Permit with the final cleanup by the July Meeting. Is it agreed and so send a letter and a Major Special Land Use Permit Application to them?
  - F. Tammy Schafer and Wayne Walker came late arriving at 7:50 P.M. G. Behm asked if Schafer was the owner of the home and property with Schafer stating yes.

- H. Walker stated they use the junk cars to repair other vehicles and is irritated that people are sneaking onto their property to complain.
  - I. Schafer stated that one of their barns is really wet inside and they are going to try to raise the building. They will have to empty the barn and so she wants to know if they would be in trouble again. Connell replied he was glad she had mentioned that otherwise the Planning Commission may have thought more stuff. He stated it would be temporary. Connell also stated that the Planning Commission has a packet for them which included the Major Special Use Land Permit Application.
  - J. Walker asked if everyone in the Township who runs a business has a special use permit. Connell said those we find out about, those we know and some have come in on their own.
  - K. Schafer had a question on the riding arena – Would she have to get a Special Land Use Permit for that with Connell stating yes, but she has a stable which is permitted by right.
  - L. Spreitzer stated that if a fence was put up out front for working vehicles a lot of the stuff would be covered up. Heckman agreed that if they have the business and a fence no one will know what is behind.
  - M. Connell asked Schafer/Walker to come back in at our May meeting with the special use permit application in hand.
  - N. At this time they were given a copy of the requirements for a site plan.
  - O. Connell stated that Steve and any member of the Planning Commission would be glad to answer any questions.
  - P. Spreitzer stated that the Planning Commission wants them to have their business and hobbies in a stress free environment.
  - Q. Connell asked Schafer/Walker if they could bring the special use permit application to the May meeting and then there would be a public hearing at the July meeting. They stated yes.
  - R. At this point that part of the meeting ended.
- V. Discussion on new Perrigo Distribution Center going up behind VoTech needing re-zoning
- A. The Planning Commission members were presented with a site plan, letter and application for re-zoning. The members were disappointed there was no representative to answer their questions.
  - B. Pat & Shari Bradley and Lane Sturman were there with questions which the Planning Commission members could not answer as the information provided was limited..
  - C. Much discussion followed with many significant questions on land resource and site plan.
  - D.. Tabled until the April 11, 2016 public hearing meeting at 7:45 P.M.
- VI. Big Red Wrecker – significant progress needs to be made or may consider revoking rezoning. Update from Zoning Enforcement Officer on cleanup.
- A. Written report from the Zoning Enforcement Officer was read and indicated that there has been significant progress on the fence construction but noted that the chain link fence to the north is not a sufficient screen

- B. Heckman/Spreizter made motion to tell the enforcement officer communicate with them that they need to complete the fence by the next meeting in May. Which passed with aye vote.
- VII. Connell asked if there had been any correspondence at all from Andy Moore from Williams & Works about the Master Plan. No one has received any correspondence. Andy stated at the February meeting he would have it done by March 14, 2016 for tonights meeting.
- VIII. Adjourn  
Spreitzer/Behm made motion to adjourn with the meeting closing at 9:00 P.M.