

**ALLEGAN TOWNSHIP
PLANNING COMMISSION MINUTES
MAY 9, 2016**

- I. Call to Order
 - A. Chairman Connell called the meeting to order at 7:30 P.M.
 - B. Following roll call those present were Mike Buese, Karl Spreitzer, Jim Connell, Ted Heckman, Marty Ruitter, and Laree Waanders. Keith Behm was absent.
 - C. Also present were Steve Schulz, Tammy Schafer, Wayne Walker and Jason Musthaler.

- II. Approve Minutes from the March 14, 2016 Meeting and April 11, 2016 Public Hearing
 - A. Spreitzer/Heckman made the motion to approve the March 14, 2016 minutes which passed with aye vote.
 - B. Spreitzer/Buese made the motion to approve the April 11, 2016 minutes and include the letter from Lane Sturman which passed with aye vote.

- III. Report on Big Red Wrecker
 - A. Steve Schulz, zoning enforcement officer, reported that he had visited with Mr. Delbert Pratt and there were still many items outside the building and the fence was not completed. Mr. Pratt seemed very upset and Schulz learned from Mr. Pratt that his daughter has serious health issues. Schulz told Mr. Pratt that the fence really needs to be up and everything inside the fence. Schulz gave Mr. Pratt 2 more months if that is ok with Planning Commission. Schulz stated he would take another look in 2 months.
 - B. Connell stated that at this time he would like the Planning Commission to accept the report given and that they will discuss it in 2 months at the July 11 meeting.
 - C. Spreitzer/Heckman made the motion to accept the enforcement officer's recommendation to give Big Red Wrecker 2 months and expect a report at the July 11 meeting which passed with aye vote.

- IV. New Business
 - A. Jason Musthaler-Direction for Home Based Business
 - 1. Jason stated he has a full time job at Zeeland and has been there 12 years. He has the ability to start a small business at his home at 1358 34th Street.
 - 2. Mr. Musthaler stated that to be able to apply for a license from the ATF to conduct firearm business he had to meet with the Township Planning Commission so there would be no obstacles. There would be no advertising and no inventory.
 - 3. Mr. Musthaler there were 4 different activities
 - a. FFL needs to be contacted
 - b. receive thru mail firearms in and out of state repair service
 - c. receiving firearms from out of state thru licensed person
 - d. selling fire arms out of state to ship thru licensed person
 - 4. Musthaler also stated this has been a hobby of his for many years.

5. Connell asked what his property was zoned with Schulz stating R 2. Connell read home occupation and minor home occupation from the zoning book stating the best option is minor home occupation.
6. Connell asked if the business would be in the house with Musthaler stating in the basement. Connell also asked if there would be provision for security with Musthaler stating yes, it is required by the ATF.
7. Connell asked what kind of repairs would be done. Musthaler stated putting a scope on, fitting the stock to the person and other accessories.
8. Spreitzer asked if receiving arms from out of state to repair or sell, with Musthaler stating both as he is licensed.
9. Waanders asked if he received items thru UPS or Fed Ex. Musthaler stated they are held at nearest hub or location as Musthaler works and can't have the packages left outside the home. He stated the 2 main spots to meet are the sheriff's parking lot or shooting range.
10. Musthaler stated there would be no sign at his home.
11. Connell stated that as read in the zoning ordinance it looks like your business would be a minor home occupation, entirely in the home, which is allowed by right.
12. Mr. Musthaler thank the Planning Commission for talking with him. The Planning Commission thanked Musthaler from coming in and wished him the best with his business.

V, Schafer/Walker Site Plan

- A. Steve Schulz, enforcement officer, reported at this point it looks as if cleaned up a lot. Farm equipment of any kind is allowed there.
- B. Spreitzer asked how far the fencing was to go. Walker stated behind the barn.
- C. Connell stated the special use permit application states that you will be running a small plumbing/mechanical remodel business, vehicles, material. Equipment use and storage. To make this happen we have to have Major Home Occupation which Connell read from the zoning ordinance book. To get that we need a site plan which you have presented. There will be a public hearing on June 13, 2016 at 7:00 P. M.
- D. Connell asked if there were any comments from the board over the application.
- E. Waanders stated she had trouble with vehicles, small plumbing, etc. and do you use the vehicles for the business. Walker said yes, he would pick up the material for the job and store at his home. Waanders asked if the left over items would be stored out of site. Walker yes in an enclosed trailer or tarp over or in bldg..
- F. Schulz asked if the fence was going around the whole property.
- G. Connell stated as he recalls there is heavy vegetation on the west side. Do you feel that is adequate screening? Schulz stated it was up to Planning Commission if they had any concern – the fence would block vision from the road.
- H. Connell doesn't think the Planning Commission can ask Walker to store farm equipment but everything else needs to be enclosed in building or fence.
- I. Waanders read from the zoning ordinance book article 14 page 14-7 Home Occupation Major that stated the use shall be conducted entirely within the dwelling and/or not more than one accessory building. (2) The use shall be

operated by persons residing in the dwelling and not more than three (3) other persons. Connell read the rest of the Home Occupation Major.

- J. Spreitzer stated need to make sure fence is on South and West side – otherwise we may get a complaint. All equipment used in this business has to be screened.
- K. Walker asked "What type of screened in fencing?" Connell stated 6 foot high and it can be wood, chain length with strips woven in.
- L. Schulz stated Studman did get a letter and he is cleaning up his area.
- M. Connell stated we have a site plan and completed special use permit application and it will be put on the schedule on June 13, 2016 at 7:00 P.M. at that time restrictions will be put on.
- N. Connell stated that non useable vehicles will be removed.
- O. Schulz stated the use of vegetation on the west side should be ok and it would be better on the north and south sides.
- P. Walker and Schafer stated they do agree that it is better to do what is best for your neighbors.

VI. Master Plan

- A. Connell stated there is a lot of stuff in the first 5 chapters and every change is highlighted in yellow.
- B. Buese stated that on page 34 in Previous Planning Efforts – the first sentence refers to M-80 and should be M-89.
- C. Spreitzer wondered if the Utilities and Infrastructure section on Page 40 should include the well head protection with Connell stating he thinks it is in wastewater.
- D. Schulz stated that in the joint future land use map on M-222 to the north all is in yellow which is R2 low density. Schulz stated that the land there is real heavy ground and seems it should be Agriculture.
- E. Heckman/Spreitzer made the motion to pass on to the Township Board with the 2 changes (1) page 34 referred to as M-80 should be M-89 (2) and Section 23 R 2 low density should be changed to AG on the future land use map. Motion passed with aye vote.

VII. Adjourn

- A. Waanders/Buese made motion to adjourn with meeting closing at 8:50 P.M.