

October 14, 2021
Planning Commission Meeting
Called to order at 7:00 p.m.

Called to order by Jennifer Sherburn, Chairperson

Pledge of Allegiance cited

Present: Jay Peasley, Jan Wilson, Rick Roberson and Mike Rosema
Absent:

Welcomed Rick Roberson to Planning Commission

Approval of agenda with the addition to #5 add Public Hearing minutes from July 15th by Jay Peasley and seconded by Mike Rosema. Ayes - 5 Opposed-0

Motion by Jan Wilson, seconded by Mike Rosema to accept the minutes from July 15th.
Ayes - 5, Opposed-0

Public comments:

Francine Gryson concern on cluster housing

Communications:

October 27 & 28 - workshop in Frankenmuth for zoning and Planning Commission

Fremont Community joint Master Plan letter - informative

Workshop for Sustainability Development on October 25th in Hart by Tom DeWeese

Letter from Lara DeGrot regarding microschool they want to open. Warren Road is AR1 and not zoned to allow this.

Old Business:

Sign Ordinance - Legislation will be involved and it is to be tabled until the next meeting in January 2022.

Motion to review Sign Ordinance at January 2022 meeting. Motion by Rick Roberson and seconded by Jan Wilson. Ayes-5, Opposing-0

New Buisness:

Ugga Dugga Automotive, 3505 S. 192nd Ave., is an AR1 zone, Jennifer and Jan have a concern about the number of vehicles that are already there and suggested fencing. Amanda stated it is a hobby right now but would like it to become a business. Not planning on bringing in addition vehicles for parts, just buying parts at the junkyard as needed. Mike stated the fencing could be requested by the Planning Commission. Rick Roberson asked if there is a timeline to get any junk cars off the property. Rick would like the junk cars to be removed more than once a year.

Amanda stated that she had a Blight violation in July 2020 and in August of 2021 Zoning Administration suggested getting a Special Use permit. Again Mike Rosema suggested putting up a fence. Rick Roberson asked if the Special Use permit can be revoked even after the Township Board gives an ok. The answer is yes if they don't comply they can follow zoning 9.14.

The Planning Commission will bring to the Township Board the recommendation that Steven and Amanda Hunter fence in areas that the parts cars are in. 8' foot high solid fencing around areas A & B. Also no hazardous materials left on the property. Motion by Rick and seconded by Jan. Ayes-5 Opposed-0

Broadband - 5 companies

- 1) NCATS - they are holding 5 towers that are 80 feet tall for Newfield Township at this time - monthly cost for residents is between \$45 - \$75 a month
- 2) Frontier - fiber optics - Bob Schuler out of Muskegon stated there are 4 sites in Hesperia and waiting for the power company to turn the power onto them. No additional coverage, just more speed. Frontier is faster than it used to be but still not much faster in some areas.
- 3) Mi-Com (soon to be Spectrum) - they also run cable t.v. in town.
- 4) West Michigan Broadband out of Fremont - new company kind of limited right now. Boston Nordick is the owner and says they have big plans for Hesperia. Says it will be the fastest fiber optics in the area. Several speed plans for all budgets. He was very quick to reply.
- 5) True Stream Fiber - got the most run around from. New Era, Shelby area will more likely be the first ones getting it.

Jim Draper questioned why the township is getting involved in utilities in the township. Steve stated it was mainly because we are here for the community and that because of the COVID pandemic and schools being closed, students need access to the internet at home and many residents do not have an option for connecting to broadband.

Changes in membership and number of meetings each year. Also having a Vice Chairperson. Member compensation - compare to other townships in Oceana County.

Make a recommendation to appoint a Vice Chairperson, increase pay, and meet 6 times a year.
Motion by Jay seconded by Mike to present these recommendations to the board.

Jan will be gone in January and March and will attend the Planning Commission meetings by zoom. Jennifer will set up the zoom meetings.

Meeting dates are the 2nd Thursday of the month in the months of January, April, June, August, September and November.

Mike motioned to set the first meeting of 2022 to January 13th at 7:00 p.m., supported by Jay.
Ayes-5, Opposed-0

Zoning Administrator report - update on property on 160th and Pierce has been purchased and will be sending in a site plan. New owner on the north side of M-20 east side of 184th Ave is drawing up a site plan for an indoor grow/processing facility. They are using Advanced Engineering (a local company) to do the site plans. Oceana Gardens will also be bringing in new site plans for property on 176th Ave.
22 permits for the year. 2 more in October and possibly another 2 in November.

Lara DeGrot, 15 year teacher retired in 2007, now a dental hygienist, wants to start a place to help educate children. Would like them to come in approximately 5 hours a day. It's like a one room schoolhouse, children from Kindergarten through high school. The students will interact with animals, work on projects, and receive one on one help. With the possibility of up to 15 students. It is not a school, it is an enrichment program. The Planning Commission is requiring a Special Use permit to operate the LLC in an AR-1 zoned area.

Recommendations to the board:

Special Use Permit for Steven and Amanda Hunter - 8 foot high solid, uniformed fence, no hazardous waste
Appoint 2 additional members to Planning Commission changing from 5 to 7
Appoint a Vice Chair Person
Change from 4 to 6 meetings per year
Look at wage increases

Motion by to adjourn the meeting by Jay seconded by Rick. Ayes-5 Opposed-0

Meeting adjourned at 8:42 P.M.

