



WHEATFIELD TOWNSHIP

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REGULAR MEETING OF THE WHEATFIELD TOWNSHIP PLANNING COMMISSION

THURSDAY June 15th, 2023, 7:00PM

Website: wheatfieldtwpmi.gov

Call to Order: The meeting was called to order by Chairman Kapp at 7:01PM.

Roll call: Mitch Adelman, Denny Kapp, Violet Lentz, James Scherer and Michael Kapp, present. Also attending: Zoning Administrator Wayne Myer.

Approval of agenda: Motion by M. Adelman to approve the agenda, seconded by D. Kapp. All were in favor-motion carried.

Approval of minutes of May 18, 2023. Motion by D. Kapp to approve the minutes of May 18, 2023, upon correction, seconded by M. Adelman. All were in favor-motion carried.

Public comment: Public comment opened at 7:11PM. One person spoke. Request PC investigate the clarification of Banquet Hall wording in zoning ordinance. Public comment closed at 7:14 pm.

Correspondence: No correspondence was received.

Zoning Administrator report: Myer provided an update on the current situation regarding a special land use application for a family group home. The status of the application was reported, along with the latest developments concerning the potential sale or transfer of the special land use for the Wheatfield Inn. Furthermore, it was noted that a special use permit for Spartan Glass had been reported, as a result of the submission of a new site plan.

Zoning Board of Appeals report: No report.

Board of Trustees report:

- Board of Trustees approved the new Budget for the new fiscal year starting July 1st.

Public Hearing: Opened at 7:18 pm. The purpose of the public hearing is to receive comments regarding the proposed new table to the technical amendments table for lot size and required frontage. Chairman Kapp gave a brief explanation stating that these changes in the regulation will bring consistency for the ~~minimum~~ [MINIMUM] road frontage in district A-1 and A-2.

Draft Amendment:

- Minimum Lot Width and Frontage (Article3) This amendment changes Table 3-4, Site Development Requirements, to increase the Minimum Lot Width of 5.0-acre parcels in the A-1 Zoning District to 165 ft. to 250.

Public comment opened at 7:18 pm. One comment looked for clarification on the new technical amendments. Public comment closed at 7:25 pm. [THE PUBLIC HEARING CLOSED AT 7:25 PM.]

New Business: No Report

Old Business:

- A new application for the proposed project was submitted by North Coast Solar. As part of their agreement, North Coast Solar agreed to update the application by including the planting of three Arborvitae trees. These trees would be positioned 15 feet away from the solar panels, with a spacing of 4 feet between each panel, located due west of the proposed solar panel installation.
- M. Adelman made a motion to approve the application with the updated screening measures. J. Scherer seconded the motion, and all were in favor.
- M. Kapp addressed a comment regarding a technical amendment and proposed new wording in Table 3-4.
- D. Kapp acknowledged the new wording in Table 3-4, which was supported by the Land Division Act.
- D. Kapp discussed the proposed professional fee of \$200 as a baseline for the pre-application conference.
- The table of contents was updated to correct a typo from 2.8 to 2.9.
- M. Adelman made a motion to approve the table of content correction D. Kapp seconded the motion, and it was carried.
- M. ADELMAN MADE A MOTION TO RECOMMEND APPROVAL OF ORDINANCE 2023-2 TO THE BOARD OF TRUSTEES. D. KAPP SECONDED. ROLL CALL VOTE: LENTZ, ADELMAN, D. KAPP, SCHERER AND M. KAPP-YES. MOTION CARRIED.]

During the WES discussion, the topic of bond rating for small-scale energy systems was brought up to align with the standards set for large-scale energy systems. The planning consultant presented various options for updated wording. After a thorough discussion, the group reached a consensus and agreed on option 2, which recommended restoring the site to its pre-construction conditions.

- The PC members unanimously decided to send the WES draft to the planner for a review of the proposed corrections.

Other Matters: Request the planner's input regarding the potential wording for the banquet hall description.

The next meeting of the Wheatfield Township Planning Commission is scheduled for July 20, 2023.

Motion to adjourn: By M. Adelman, seconded by J. Scherer. All were in favor-motion carried.

The meeting ended at 9:08PM. (Commissioners remained to converse with members of the public).

Respectfully submitted,

James Scherer, Planning Commission Secretary.