



WHEATFIELD TOWNSHIP

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REGULAR MEETING OF THE WHEATFIELD TOWNSHIP PLANNING COMMISSION

THURSDAY June 15th, 2024, 7:00 PM

Website: wheatfieldtwpmi.gov

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

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

Approval of agenda: Motion by Violet Lentz to approve the agenda, seconded by Mitch Adelman. All were in favor-motion carried.

Approval of minutes of March 21, 2024: Motion by Violet Lentz to approve the minutes of March 21, 2024, seconded by Denny Kapp. All were in favor-motion carried.

Public comment: None.

Correspondence: No correspondence was received.

Zoning Administrator report:

- Wayne Myer reported that he had received the sketch plan for the Daavettila wedding venue and discussed the next steps in the process.

Zoning Board of Appeals report:

- The board reviewed and approved the Deer Creek Sales request for a relaxed side setback, reduced frontage, and parcel size less than 5 acres.

Board of Trustees report:

- Denny Kapp reported the budget for the Planning Commission and ZBA as \$23,125.00, which included additional funds for training.
- The Board of Trustees reappointed Larry Doyle to a 3-year term on the Zoning Board of Appeals.

Public Hearing: Opened at 7:14 PM. Daniel Bauer expressed his desire for the approval of his Special land use so that he's able to remain in his residence of 46 years while still being able to make the sale of Deer Creek Sales possible. Chair Mike Kapp commented on the quality of the Special land use application report prepared by Mark Eidelson. Commissioners asked questions of the applicant and the township planner about the additional trees to be planted suggested in the report and the absence of certain site plan items.

Public comment opened at 8:01 PM.

Barb Bidigare expressed that the Planning Commission should expedite the process to help the Bauers with this process.

Public comment closed at 8:05 PM.

Chair Mike Kapp Closed the Public hearing at 8:12 PM.

New Business:

- The commission considered the recommendations of Mark Eidelson and request for the Special Land Use, including whether to require the additional plantings and whether to allow the site plan as presented without showing the location of the Septic fields, fuel storage, and lighting.
- Motion by Denny Kapp to accept Landplan Inc.'s June 6, 2024, report as the Planning Commission's findings of fact and conclusions, recognizing any absence of required site plan data is not considered relevant to the application's compliance with applicable approval standards, and to recommend to the Township Board the approval of the Bauer's special land use application to create Deer Creek Sales as a separate parcel subject to the conditions presented in Landplan Inc.'s report excluding recommended tree plantings. Seconded by Mitch Adelman. All were in favor – motion carried.

Old Business: None.

Other Matters: None.

The next meeting of the Wheatfield Township Planning Commission is scheduled for July 18, 2024.

Motion to adjourn: By Mitch Adelman, seconded by Denny Kapp. All were in favor-motion carried.
The meeting ended at 9:31 PM.

Respectfully submitted,

James Scherer, Planning Commission Secretary.