

GREENWOOD TOWNSHIP PLANNING COMMISSION MINUTES

October

August 2, 2018

Pledge of Allegiance

Meeting called to order at 6:00pm.

Members present: Mike Ohrling, Chairman, Kay Ohrling, Secretary, Sandy Sidock, Ron Stroven, Rick Mansfield, Zoning Administrator, Kevin Conley.

Agenda: Motion was made by Ron Stroven and seconded by Mike Ohrling to approve agenda with the addition of one item to old business.

Minutes of the August 9, 2018 were reviewed and a clerical correction and a change of the date for the Public hearing date for the Michael and Barbara Yoder meeting for a Public Hearing for their Special Use Permit were made.

PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR BARBARA and MICHAEL YODER

Public Comment: Adjacent property owners Diane Beattie, Jim Kibart, Sandy and Lyle Rossiter, Wendy Rossiter and her husband were present and expressed concerns as to the amount of additional semi-truck traffic on Roosevelt Rd. and 184th Ave. in Holton, Michigan. Their concerns were based on the amount of additional semi-truck traffic on these two gravel roads. Their concerns were based on the damage already done to these two roads by traffic generated from the portable saw mill owned and operated by Mr. Melvin Troyer at 7115 Roosevelt Rd., Holton, MI 49425. These property owners asked what the Yoders Special Use Permit was for and what type of business it included.

The Yoders stated that this permit is for the sorting and distribution of unclaimed goods and their delivery to Brookside Discount Grocery in Newaygo, Michigan for re-sale. The goods are mainly from Grocery stores and are outdated items from these stores. The goods are re-priced and sold as discount items.

The neighboring property owners were in favor of this request for the Yoder's Special Use Permit with the following conditions of approval.

1. Deliveries from the two semi-trucks per month will only be allowed between the hours of 7:30 am and 5:30 pm. No more than two semi-trucks per month will be allowed without further approval from the Planning Commission. If the semi-truck driver cannot deliver their load between the approved hours, the driver will have to park the truck until the following day at Brookside Discount Grocery in Newaygo, MI. The Yoders will advise the company delivering the goods the hours allowed for the delivery of products.
2. Two to four workers will be employed. Most of the time it will be Barbara ^{Yoder} Troyer sorting the items. Barbary Yoder will be allowed to work at her discession so long as it does not create any disruption to the adjoining property owners.

3. There will be no selling to the public from this business location. All sales must take place at Brookside Discount Grocery.

A motion was made by Ron Stroven, seconded by Mike Ohrling and approved by the remaining members of the Planning Commission Board. It will be submitted to the Township Board meeting on October 8, 2018 for final approval. The initial meeting for this Special Use Permit took place on August 9, 2018.

New Business: The surrounding property owners for this project also had other concerns for Roosevelt Rd and 184 th Ave., in Greenwood Township these two roads are being destroyed by the Semi-truck traffic, and are making these roads impassable. They are concerned that emergency vehicles will not be able to get to their homes if there is an emergency.

Mr. Rick Mansfield, Zoning Administrator will research what if anything can be done to address the destruction of these ~~heavy vehicles~~ ^{roads} and whether or not a load restriction and speed reduction can be put on these roads.

It was also stated that that there may be other logging trucks on these two roads other than the Portable Saw Mill owned by Mr. Mervin Yoder and this will be looked into by the Zoning Administrator. Mr. Mansfield will also speak to Mr. Mervin Yoder regarding his portable saw business to insure that he is in compliance with the conditions of approval for his business.

The planning commission will hold a work session on November 8, 2018 at 6:00 pm to review and make possible changes to our current Zoning Regulations. There are several issues that have come up since the last revision to our zoning regulations. One of the important issues to be addressed is the Special Use Permits and many other issues.

Old Business:

1. Mr. Bill Hunsucker's ^{re} property. Sandy Sidock stated that Mr. Hunsucker has removed several unlicensed vehicles, two or three Campers and many loads of debris have been removed from his property and ~~his~~ is still in the process of cleaning up the property. Mr. Hunsucker will also bring his pole building into compliance regarding his setback requirements with our Zoning Regulations.
2. The property owned by Mr. Jim Hanson located on 200th Ave. will be granted a two month extension to complete his project per the motion made by Ron Stroven and seconded by Kevin Conley and approved by the remaining Planning Commission members.

Meeting was adjourned at 7:45 pm.

Minutes prepared by Kay Ohrling, Secretary

Copy given to Cora Conley, Township Clerk for her records.