



West Branch Township Planning Commission

1705 S. Fairview Road, West Branch, MI 48661

Phone: (989) 345-5450 Fax: (989) 345-8419

www.westbranchtownship.org

Public Hearing March 5th 2024

Public Hearing Opened with the Pledge: by Chairman Bell at 6:00 PM

Roll Call of the Board Present – Bell, Selinski, Dantzer, Beck, Bak. **Absent** – NONE

Public in Attendance – 5 people were in attendance during the Public Hearing

Public Comments – Special Use Permit for 339 West M-55 (Wholesale Business) – The project owner was present at the meeting to address to planning commission and explain the project. Some of the details of the explanation included layout of the property, the number of proposed non permeant structures, if parking and an office was to be included in the property, and types of structures to be on the property.

A neighbor to the property also was present and had various questions regarding the type of business, the layout of the proposed project, and also the number of proposed customers to visit the location. The owner of the property addressed those questions to the neighbors and also the board members.

The planning commission members also had questions regarding the sizes of the proposed agriculture structures, had questions regarding the garage / office, and also about the drive ways and the location of the right-of-way on the property.

After NO Additional Public comment, Chairman Dantzer Closed the Public Hearing at 6:34 PM

Regular Meeting March 5th 2024

Regular Meeting Called to order by Chairman Bell at 6:34 PM after Public Hearing was closed.

Roll Call of the Board Present – Bell, Selinski, Dantzer, Beck, Bak. **Absent** – NONE

Public Present – Zoning Administrator & 3 Citizens in attendance.

Minutes of the Previous Meetings held: February 6th 2024

MOTION BY DANTZER AND 2ND BY BAK TO APPROVE TO MINUTES FROM THE FEBRUARY 6TH 2024 PLANNING COMMISSION MEETING. ALL YES ON ROLL CALL.

New Business:

Special Use and Site Plan Review for 339 West M-55 (Wholesale Business) – The board was provided with copies of the Special Use permit and Site plan review for the project. The board had discussion regarding the layout of the site, the drives in and out of the project, and also reviewed standards in the zoning



ordinance regarding the location of the signage for the zone district. Information was also mentioned that MDOT and the Ogemaw County Road commission may have additional standards for the entrances to the property off the State Highway.

MOTION BY DANTZER AND 2ND BY SELINSKI TO APPROVE THE SPECIAL USE PERMIT AND SITE PLAN REVIEW FOR 339 WEST M-55 WITH THE FOLLOWING CONTINGENCIES.

- NO MORE THAN 20 UNITS ON THE PROPERTY
- STATE AND LOCAL PERMIST FOR ROAD ENTRANCES

ALL YES ON ROLL CALL.

Initial M-76 Property Discussion – The board was provided with initial copies of the proposed planned unit development on M-76 (Township property). Initial details provided included the type of development the project would be. The project coordinator gave the board details about the types of houses, mixed use developments, and pathways as well. The board had numerous questions pertaining timelines, sewer and water connections, road connections, and type of housing the development would be.

NO MOTION WAS NEEDED ON THE ABOVE SUBJECT.

Old Business:

Redevelopment Ready Zoning Amendments – The Planning Commission was given the proposed zoning amendments for the Business I-75 Overlay zone district. The proposed changes were reviewed and the certain items like expanded permitted principal uses, development standards, and additional standards additions were reviewed by the Planning Commission. It was mentioned that this document has already been approved by the State of Michigan Redevelopment Ready program and also has been reviewed multiple times by the Planning commission over the past several months.

MOTION BY BAK AND 2ND BY DANTZER TO APPROVE THE BUSINESS I-75 OVERLAY ZONE DISTRICT AS PRESENTED. ALL YES ON ROLL CALL.

Public Comment – Comments were made about supposed blight issues along the business loop including billboards, east side grass, and trash issues. The board tried to explain to the individual that this is incorrect and not accurate and that mowing the grass on the east side of the business loop presents issues with safety as there are at some points 15 foot gradient changes. Also that there should and needs to be MDOT permission before just doing things like that. The individual seemed to disagree and did not understand the information presented by the board. It was also mentioned that blight / zoning complaints as recommended by the township attorney should be complaint based and not an offense approach.

MOTION BY DANTZER SECOND BY BECK TO ADJOURN THE MEETING AT 7:18 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator