

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 and Regular January 3rd 2023

Public Hearing Opened by Chairman Bell at 6:00 PM

Public in Attendance – Jim Delahanty, Sue Delahanty, Diane Philbrick (Twp. Treasurer), Jeremy Hickmott (Zoning Administrator).

Public Comments – There was a few public comments regarding the utilities associated with grow facilities. There was also discussion regarding the location for the grow facilities within the township and a few questions on why section 25 of the township was chosen as the potential spot. The board and the zoning administrator provided details of why this location was seen as the best option mainly due to the proximity to the main utility lines. There were also some concerns about facility locations next to residential homes in the area.

After NO Additional Public comment, Chairman Bell Closed the Public Hearing at 6:12 PM

Regular Meeting October 4th 2022

Regular Meeting Called to order by Chairman Bell at 6:13 PM with the Pledge of Allegiance.

Roll Call of the Board Present – Bell, Dantzer, Bak, & Selinski. **Absent** – Evans

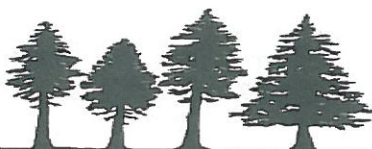
Public Present – Jeremy R. Hickmott (Zoning Administrator), Diane Philbrick (Twp. Treasurer), Sue Delahanty, and Jim Delahanty.

Minutes of the Previous Meetings held: October 4th 2022 and October 25th 2022.

MOTION BY SELINSKI AND 2ND BY BAK TO APPROVE TO MINUTES FROM THE OCTOBER 4TH 2022 & OCTOBER 25TH 2022 PLANNING COMMISSION MEETING. ALL YES ON ROLL CALL, ABSENT EVENS.

Old Business:

Marijuana Grow Facilities Section 25 Overlay – The board was presented information and the final templates for the zoning amendments for grow facilities. Hickmott provided the board with the thought process for the section 25 location which includes easy access to two state highways and also the large scale utility line runs right through that section which is always a complaint of growers is access to utilities overall. The board also discussed the reason and if this amendment was needed to be implemented at this meeting. It was also brought up about neighboring residential properties. It was mentioned by the board as well that even if it's not implemented now that the township at least has the information in place if the interest in grow facilities ever increases in the area.



NO MOTION WAS TAKEN ON THE ABOVE SUBJECT.

Master Plan Review and Finalize – Chairman Bell provided information that the master plan was still in process and that he should have more information and maybe a completed master plan by the Feb. 2023 meeting.

NO MOTIONS WERE NEEDED ON THE ABOVE SUBJECT.

New Business:

Social District Creation – The board was presented with information from the zoning administrator regarding the creation and implementation of a Township Social District. Hickmott provided the board with a good bit of information regarding the process, implementation, district mapping, and overall concept. The public did have a few questions regarding the need and concerns over the overall concept of it which the board did explain that this has more to do with outdoor seating implementation than anything else. It was also mentioned that this is seen as an opportunity to help the mall diversify a bit more.

MOTION BY BAK AND 2ND BY DANTZER TO ENCOURAGE THE TOWNSHIP TO MOVE FORWARD WITH THE IMPLEMENTATION OF A TOWNSHIP SOCIAL DISTRICT. ALL YESS ON ROLL CALL WITH EVANS ABSENT.

Planning Commission Appointment – The board had open discussion on filling the current vacancy on the planning commission board after Al Evans resigned from the board. The board brought up that Mark Beck and maybe Liz Morris might be interested in filling the position. The board also discussed maybe trying to find an individual from the eastern more agriculture portions of the township in an effort to get different perspective of the township outside of the larger developed areas.

NO MOTION WAS NEEDED ON THE ABOVE SUBJECT.

Board Re-Appointments – Hickmott brought to the board's attention that annual they need to appoint a President, Vice-President, and Secretary. The board then made motions (see below) on appointing the members for the 2023 year.

MOTION BY BAK AND 2ND BY DANTZER TO APPOINT SCOTT BELL CHAIRPERSON ALL YESS ON ROLL CALL WITH EVANS ABSENT.

MOTION BY BELL AND 2ND BY SELINSKI TO APPOINT MARK DANTZER VICE-CHAIRPERSON. ALL YESS ON ROLL CALL WITH EVANS ABSENT.

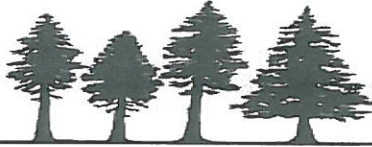
MOTION BY DANTZER AND 2ND BY BELL TO APPOINT BAK SECRETARY. ALL YESS ON ROLL CALL WITH EVANS ABSENT.

Public Comment – NONE ADDITIONAL

MOTION BY BELL SECOND BY SELINKSI, EVANS ABSENT, TO ADJOURN THE MEETING AT 7:11 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



West Branch Township Planning Commission

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Special Meeting January 17th 2023

Regular Meeting Called to order by Chairman Bell at 6:00 PM with the Pledge of Allegiance.

Roll Call of the Board Present – Bell, Bak, Dantzer & Selinski. **Absent** – Evans

Public Present – Jeremy R. Hickmott (Zoning Administrator) & Harvey Mitchell (Alrig USA)

Minutes of the Previous Meetings held: NONE

Old Business: NONE

Site Plan Review (Starbucks Plaza Changes) – The board was presented with information regarding proposed changes and Site Plan review information for the “Starbucks Plaza” on Cook Road. The changes included changing the overall footprint of the building from 3 tenants total to 5 tenants total, signage issues, and also parking review.

Hickmott did inform the board that the project even with the proposed changes would still be within the parking requirements for the project. He also informed the board the county building department had concerns over the number of handicapped parking spaces for the projects.

MOTION BY SELINSKI AND 2ND BY DANTZER TO APPROVE THE SITE PLAN REVIEW AS PRESENTED. ALL YES ON ROLL CALL WITH EVANS ABSENT.

Zoning Administrator Report – Hickmott wanted to bring to the attention of the board issues that have been developing over the course of the past year with the County Building Department. The building department over the past year has issued 5 building permits without checking prior with the township on zoning regulations. This has led to numerous problems and issues with projects. Hickmott has been in process of exploring options in regards to the township developing and getting its own building official specifically to work more closely with zoning on projects in the future.

A GENERAL CONSENSUS OF THE PLANNING COMMISSION WAS TO SUPPORT EXPLORATION OF A TOWNSHIP BUILDING OFFICIAL.

Public Comment – NONE ADDITIONAL

MOTION BY BELL SECOND BY DANTZER, EVANS ABSENT, TO ADJOURN THE MEETING AT 6:20 PM. ALL YES.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



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Public Hearing February 7th 2023 Minutes

Public Hearing Opened by Chairman Bell at 6:00 PM

Public in Attendance – 16 Citizens were in attendance during the Public Hearing

Public Comments - regarding 2990 Cook Road Special Use and Site Plan review – The owners and operators of Dragons Den Productions gave the board an overview of the plans for their change of use in a space in the West Branch Outlet Mall. The information also included what type of activities will be going on in the space which included wrestling events, 3D Printing, Photography, and smash room. The board did have questions regarding the number of people that could attend the events but also how many people could be in the smash room at one time.

The owners provided information on overall capacity and also mentioned that no more than two people at a time could do the smash room at a time. After the board questions and the owners explanation there was no additional questions or comments from the public.

Public Comments – regarding 2135 Peach Lake Road Communication tower. The board heard a lengthy explanation from Atlas Towers regarding the overall tower project. The gave the board details regarding the company, who was going to be the service provider using the tower, information regarding the first responder networks, fees, regulatory information, the terms of the lease, and an overall description of the tower and that this tower would be replacing the current wood tower.

The public had numerous comments regarding a variety of issues. Some of the surrounding property owners had concerns with radio waves from the tower (which is outside of the planning commission scope of decision and is regulated by the FCC), landscaping and just overall looks of the tower in their neighborhood.

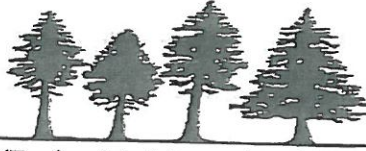
Representatives from the Ogemaw County Zoning Department and County Airport were in attendance as well and provided information regarding permits and regulatory issues that Atlas towers still needs to address with them as well including approvals and permits. The Planning commission also brought up concerns they had regarding the location, size, electric easements, and if the tower company had looked at all possible location for the tower.

After NO Additional Public comment, Chairman Bell Closed the Public Hearing at 7:14 PM

Regular Meeting February 7th 2023

Regular Meeting Called to order by Chairman Bell at 7:15 PM with the Pledge of Allegiance.

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



Public Present – Jeremy R. Hickmott (Zoning Administrator), and 15 individuals in attendance.

Minutes of the Previous Meetings held: January 3rd 2023 and January 17th 2023

MOTION BY BAK AND 2ND BY SELINSKI TO APPROVE TO MINUTES FROM THE JANUARY 3RD PLANNING COMMISSION MEETING AND JANUARY 17TH SPECIAL MEETING. ALL YES ON ROLL CALL.

Old Business:

Master Plan Review and Finalize – Chairman Bell provided a final draft of the West Branch Township Master plan for the board to review. He described some of the things that had been changed compared to the previous versions and also spent a bit more time detailing the future land use map for West Branch Township which included changes along M-55 and changes in the Peach Lake areas.

MOTION BY BAK AND 2ND BY SELINSKI TO SUPPORT THE CURRENT DRAFT OF THE MASTER PLAN AND MOVE IT TO THE NEXT STEPS IN THE APPROVAL PROCESS. ALL YES ON ROLL CALL.

New Business:

Special Use Permit / Site Plan Review 2990 Cook Road – The board reviewed the Special Use Permit and Site Plan review for 2990 Cook Road (Dragons Den Production) that was looking for a change of use in the Outlet Mall. The board had no further questions outside of what was taken about and addressed during the public comment portion of the meeting.

MOTION BY SELINSKI AND 2ND BY DANTZER TO APPROVE THE SITE PLAN AND SPECIAL USE PERMIT WITH THE CONTINGENCY THAT THEY GET INSURANCE INFORMATION TO THE ZONING ADMINISTRATOR. ALL YES ON ROLL CALL WITH BELL ABSTAINING.

Special Use Permit / Site Plan Review 2135 Peach Lake Road – The board had a bit more discussion regarding the tower project on Peach Lake Road. Some of the continued discussion was regarding easements for electric lines, landscaping, and also the proximity to the surrounding home and neighbors. There was also additional comments from the representatives from the county regarding that some things are beyond the Planning Commissions control and that State and Federal regulations pre-empt some things people have issues with like radio waves from the tower.

MOTION BY BAK AND 2ND BY BELL TO APPROVE THE SITE PLAN AND SPECIAL USE PERMIT WITH THE CONTINGENCY THAT THEY GET ALL FEDERAL, STATE, AND LOCAL PERMIT, THE TOWNSHIP IS PROVIDED A LANDSCAPING PLAN AND COPY OF THE LEASE AND AN ANNUAL CO-LOCATION REPORT IS PROVIDE TO THE TOWNSHIP.. ALL YES ON ROLL CALL.

Public Comment – NONE ADDITIONAL

MOTION BY BELL SECOND BY SELINSKI TO ADJOURN THE MEETING AT 7:49 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



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Public Hearing May 2nd 2023 Minutes

Public Hearing Opened by Chairman Bell at 7:00 PM

Public in Attendance – 1 Citizens was in attendance during the Public Hearing

Public Comments - regarding 2268 M-76 Special Use and Site Plan review – The owner of the property gave the Planning commission details of the storage sheds that were being proposed at the location. The details included information about the sheds, the owners of the sheds, and the location in regards to the property lines. There was also some discussion about the trailers and storage containers on a neighboring piece of property as well.

After NO Additional Public comment, Chairman Bell Closed the Public Hearing at 7:08 PM

Regular Meeting May 2nd 2023

Regular Meeting Called to order by Chairman Bell at 7:09 PM with the Pledge of Allegiance.

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

Public Present – Jeremy R. Hickmott (Zoning Administrator) and 1 individual in attendance.

Minutes of the Previous Meetings held: February 7th 2023

MOTION BY BAK AND 2ND BY SELINSKI TO APPROVE TO MINUTES FROM THE FEBRUARY 7TH 2023 PLANNING COMMISSION MEETING. ALL YES ON ROLL CALL.

Old Business: NONE

New Business:

Special Use Permit / Site Plan Review 2268 South M-76 – The board reviewed the Special Use Permit and Site Plan review for 2268 South M-76 that was looking to add the sales of storage sheds to the uses at the property. The owner of the property gave the board some additional details regarding the locations in proximity to the property lines. The board also had some questions of the quantity of sheds that are to be placed in this location. The board and the property owner also had some general discussion about permits for these types of structures.

MOTION BY SELINSKI AND 2ND BY BECK TO APPROVE THE SITE PLAN AND SPECIAL USE PERMIT AS PRESENTED TO THE BOARD. ALL YES ON ROLL CALL.

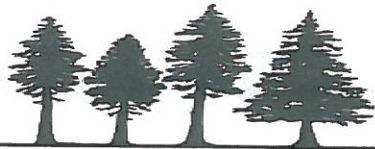


Public Comment – NONE ADDITIONAL

MOTION BY BELL SECOND BY SELINKSI TO ADJOURN THE MEETING AT 7:49 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



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Public Hearing July 11th 2023 Minutes

Public Hearing Opened with the Pledge: by Chairman Bell at 7:00 PM

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

Public in Attendance – 4 Citizens was in attendance during the Public Hearing

Public Comments - regarding 2016 South M-33 Special Use and Site Plan review – The owner of the property gave the Planning commission details of the Wedding Venue and Event center that were being proposed at the location. The details included information about that parking on the property, setbacks from the right of way, barn expansion, fire suppression systems, capacity questions, and about bringing alcohol on the property.

Public Comments - regarding 2211 M-76 Special Use and Site Plan review – A representative from Right Way Auto property gave the Planning commission details of the proposed use of the lot and also provided details about the company in general including the types of cars, the fact they use local repair shops for service, how many cars are being proposed for the property, and that there will not be a service shop included in the building.

After NO Additional Public comment, Chairman Bell Closed the Public Hearing at 7:23 PM

Regular Meeting July 11th 2023

Regular Meeting Called to order by Chairman Bell at 7:24 PM with the Pledge of Allegiance.

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

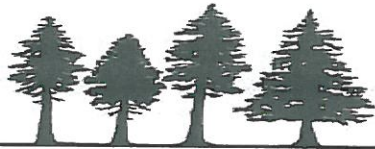
Public Present – Jeremy R. Hickmott (Zoning Administrator) and 4 individual in attendance.

Minutes of the Previous Meetings held: May 2nd 2023

MOTION BY BAK AND 2ND BY BECK TO APPROVE TO MINUTES FROM THE MAY 2ND 2023 PLANNING COMMISSION MEETING. ALL YES ON ROLL CALL.

New Business:

Special Use Permit / Site Plan Review 2016 South M-33– The board reviewed the Special Use Permit and Site Plan review for 2016 South M-33 that was looking to convert a current barn into an Event and Wedding venue. The board didn't have any additional questions outside of what was mentioned during the public hearing portion. Hickmott did bring up that the sign in the front of the property that was going to be



replaced should be moved 10 feet back from the right of way line to be compliant with current zoning standards.

MOTION BY BAK AND 2ND BY SELISNKI TO APPROVE THE SITE PLAN AND SPECIAL USE PERMIT WITH THE CONTINGENCY THAT THE SIGN BE MOVED BACK TO 10 FEET FROM THE RIGHT OF WAY LINE. ALL YES ON ROLL CALL.

Special Use Permit / Site Plan Review 2211 M-76– The board reviewed the Special Use Permit and Site Plan review for 2211 M-76 that was looking to convert a building that was used for general retail into a used car dealership. The board did not have any additional comments or questions outside of those that were brought up at the public hearing portion of the meeting.

MOTION BY BAK AND 2ND BY SELISNKI TO APPROVE THE SITE PLAN AND SPECIAL USE PERMIT FOR 2211 M-76 AS PRESENTED. ALL YES ON ROLL CALL.

Temp. Sign Removal Policy – The board was presented with an initial concept for a temp. sign removal policy. Details were provide to the board including timelines, sign pick-up location, and also who would be enforcing this policy and were it applies too. Hickmott provided the board with the requested details and also mentioned that Roscommon County has had this policy in place for 10 years with little problems and good success.

MOTION BY DANTZER AND 2ND BY BAK TO SUPPORT THE IMPLEMENTATION OF THE TEMP. SIGN POLICY FOR WEST BRANCH TOWNSHIP. ALL YES ON ROLL CALL.

Old Business:

Rebel Ax / Fitness Opinion – Hickmott provided and requested that the board look at the changes that have been going on at the Rebel Ax location at the West Branch Outlet Mall. The board was provided details of what had been initially approved by the planning commission last year and also got a summary of what has been changing. It was the general consensus of the board that the changes don't affect the overall permit enough to warrant revocation or an additional permit review.

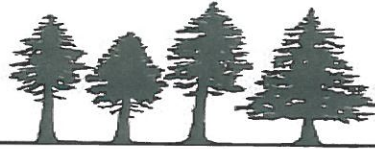
Zoning Ordinance Changes – The board was provided with several ordinance changes proposed for the township zoning ordinance. The changes included Solar Farm acreage increases, outdoor seating changes, business loop setback changes, additional standards for EV charging / Bike parking standards, and tree planting standards. Hickmott had mentioned that the majority of these changes are because of the continued work in the State of Michigan's Redevelopment Ready Program. The board had some discussion on the solar farm changes including about companies inquiring about building and if 300 acres which is the proposed change would be big enough. While no motion was needed the board did schedule a public hearing regarding these zoning amendments for August 1st 2023 at 7:00 PM at the West Branch Township Hall.

Public Comment – There was some open discussion regarding food trucks in the township and the potential need to raise rates, the board requested Hickmott look further into what other community's rates for food trucks are.

MOTION BY BELL SECOND BY SELINKSI TO ADJOURN THE MEETING AT 8:37 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



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Public Hearing August 1st 2023 Minutes

Public Hearing Opened with the Pledge: by Chairman Bell at 7:00 PM

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

Public in Attendance – 1 Rep. from DTE was in attendance during the Public Hearing

Public Comments - regarding Zoning Amendments – There was some board discussion regarding the size of the acreage for the proposed changes to the Commercial Solar Farm portion of the zoning ordinance. It was also mentioned that some of these amendments have been in discussions and development in one form or another for the past year.

After NO Additional Public comment, Chairman Bell Closed the Public Hearing at 7:03 PM

Regular Meeting August 1st 2023

Regular Meeting Called to order by Chairman Bell at 7:04 PM.

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

Public Present – Jeremy R. Hickmott (Zoning Administrator) and 1 Rep. from DTE Energy.

Minutes of the Previous Meetings held: July 11th 2023

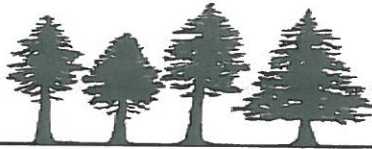
MOTION BY BAK AND 2ND BY SELINSKI TO APPROVE TO MINUTES FROM THE JULY 11TH 2023 PLANNING COMMISSION MEETING. ALL YES ON ROLL CALL.

New Business: NONE

Old Business:

Food Truck Fees – The board was provided information from multiple different municipalities regarding what they are charging for the operations of food trucks and Peddler / vendors. The board expressed surprise at the rates in other communities with the expectation that they may have been higher than they actually were. The Board generally decided that the township board should look at changing or reviewing these fees in March of 2024 during budget season.

Zoning Ordinance Changes – The board was provided with several ordinance changes proposed for the township zoning ordinance. The changes included Solar Farm acreage increases, outdoor seating changes, business loop setback changes, additional standards for EV charging / Bike parking standards, and tree



planting standards. Hickmott had mentioned that the majority of these changes are because of the continued work in the State of Michigan's Redevelopment Ready Program. The board had some discussion on the solar farm changes including about companies inquiring about building and if 300 acres which is the proposed change would be big enough.

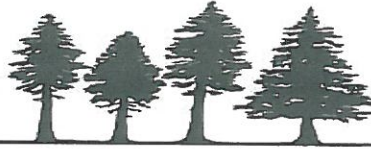
MOTION BY DANTZER AND 2ND BY BAK TO APPROVE ALL OF THE PROPOSED ZONING AMENDMENTS AS PRESENTED. ALL YES ON ROLL CALL.

Public Comment – The Representative from DTE provided the board with some additional details of what they are looking for in the area in regards to Commercial Solar Farm Development.

MOTION BY DANTZER SECOND BY BELL TO ADJOURN THE MEETING AT 7:38 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator



West Branch Township DDA

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Meeting Minutes Joint Development Related Boards Meeting October 19th 2023

Meeting Called to order at 6:00 pm with Pledge

Township Board Members Present – Jim Morris, Mike Selinski, & Mike Durfee. Absent – Diane Philbrick & Jeremy Hickmott

DDA Members Present - Bob Griffin Jr., Jim Morris, Greg Morris, Jay Spaulding, and Mark Pecella,. Absent – Laura Hanlon, Brad Neubecker, Ken Gildner.

Planning Commission Members Present – Scott Bell, Mark Dantzer, Andrew Bak, Mark Beck, and Mike Selinski.

Citizens Present at Meeting – Five (5)

DDA Board Meeting Minutes – Meeting Minutes from September 21st 2023 were approved with Motion from B. Griffin Jr. and 2nd by M. Pecella. ALL YES ON ROLL CALL.

Planning Commission Meeting Minutes – Meeting Minutes from August 1st 2023 were approved with Motion from A. Bak and 2nd by S. Bell. ALL YES ON ROLL CALL.

DDA Treasurer's Report – Treasurer Jay Spaulding provided a written Treasurers report to the board at the time of the meeting (digital copies were sent to board members) as of October 16th 2023 which included details regarding T.I.F allocations and expenditures for the past months. The report included a review of the DDA checking, savings, and CD accounts which combine had a total of \$508,759.58 as of October 16th 2023.

Motion by G. Morris and 2nd by M. Pacella to approve the Treasurer's report as presented. ALL YES ON ROLL CALL.

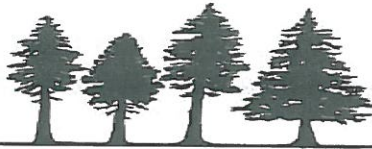
No Invoices were submitted to the Treasurer for Payment at the time of the Meeting.

Discussion Topics:

DDA Topics – The DDA Board was provided with information regarding several topics in the DDA district which included the list of future projects from the DDA plan. The board had discussed moving some items to lower priority of the board including wayfinding signage and also lowering priority of removing the need for a trail head system in the DDA district. The board was also presented with information regarding the rates at other local banks and credit unions for DDA financial investments. The board tabled the financial subject until its next planned meeting. Lastly the DDA board was presented the annual report for the past fiscal year which showed the progress and updates regarding the DDA district.

NO MOTIONS WERE NEEDED ON ABOVE SUBJECT.

Planning Commission Topics – the Planning commission was presented the annual report which covered the zoning permits and zoning ordinance updates. The board also had general discussion on topics for the future of the planning commission and what to look forward to in the next coming year.



NO MOTIONS WERE NEEDED ON ABOVE SUBJECT.

Township Board Discussion – The board had some general discussion on ongoing project in the township including the awarding of \$1,000,000 through the MEDC for the future development of the “West Branch Commons” community use space to be located at the corner of M-76 and the I-75 Business loop on the former West Branch Steel property. It was also mentioned about the installation of the Flags on the Business loop from the 212 exit to the City of West Branch City limits by “The Woods” of West Branch and the West Branch Area Fireworks. The board also had discussion on other projects for the future year in the township.

NO MOTIONS WERE NEEDED ON ABOVE SUBJECT.

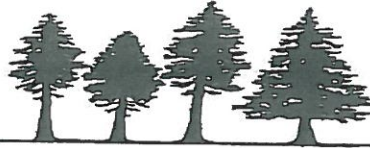
Public Comment – S. Gilbert brought to the boards attention several topics that he felt needed to be addressed including the vegetation along the pathways and also the condition of some billboards on the Business Loop. The boards provided information about his issues he addressed and that fact that some of those issues would create additional safety concerns like cutting grass on the east side of the business loop where there is significant gradient changes and also that some of the billboards have been replaced recently.

The Date for the Next Meeting DDA Board Meeting was planned for November 9th 2023 at 4:00 PM (which is a week earlier than normal due to hunting season).

Motion by J. Morris and 2nd by B. Griffin Jr. to adjourn the meeting at 7:04 PM. ALL IN FAVOR, ALL YES.

Bob Griffin Jr.
Chairperson

Jeremy R. Hickmott
Recording Secretary



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Regular Meeting December 5th 2023

Regular Meeting Called to order by Chairman Bell at :00 PM with the Pledge of Allegiance.

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

Public Present – Jeremy R. Hickmott (Zoning Administrator)

Minutes of the Previous Meetings held: October 19th 2023 – Joint Meeting

MOTION BY BECK AND 2ND BY SELINSKI TO APPROVE TO MINUTES FROM THE OCTOBER 19TH JOINT DEVELOPMENT MEETING. ALL YES ON ROLL CALL.

Old Business: NONE

New Business:

West Branch Commons Project – The board was giving the site plans for the former West Branch Steel site and what will become the West Branch Commons Project. The board reviewed the plans that included, parking lot layout, lighting, the structures to be built on the property and also the setback requirements for the site. The board had questions regarding the future maintaining of the site and the costs associated with the project overall.

MOTION BY BECK AND 2ND BY BAK TO APPROVE TO APPROVE THE SITE PLANS FOR THE WEST BRANCH COMMONS PROJECT. ALL YES ON ROLL CALL.

2024 Projects / Plans – The board discussed future plans for the Planning commission in 2024 which included thing pertaining to the redevelopment ready programs and other potential zoning changes that may happen as a result. The board also had discussion and questions pertaining to the status of the Ogemaw Hills Recreation facility.

MOTION BY BELL AND 2ND BY DANTZER TO SUPPORT THE TRANSFER OF THE OGEMAW HILLS RECREATION FACILITY TO WEST BRANCH TOWNSHIP FROM OGEMAW COUNTY. ALL YES ON ROLL CALL.

Public Comment – NONE.

MOTION BY BELL SECOND BY SELINKSI, EVANS AND DANTZER ABSENT, TO ADJOURN THE MEETING AT 7:03 PM.

Approval Date

Jeremy R. Hickmott, Zoning Administrator