



Birch Run Township Planning Commission
Regular Meeting Minutes
April 16th, 2024
11935 Silver Creek Dr., Birch Run, Michigan 48415

Call to Order of Meeting:

Chairman C.J. Norris called the April 16th, 2024, Regular Meeting of the Birch Run Township Planning Commission (PC) to order at 19:02 with the Pledge of Allegiance.

Members Present:

C.J. Norris, Chair; Mike Marr, Vice-Chair; Keith Jewell & Fred Sheridan, Members. There is one vacancy on the Planning Commission.

Motion by Marr seconded by Sheridan to excuse Ed Munson and Mike Musial from the meeting.

Motion PASSED by voice vote.

Others Present:

Six (6) people were in the audience. Also present were Gretchen Nielsen, Zoning Administrator; Riley Kiessling, Recording Secretary; Kurt Kiessling, TWP Trustee;

Agenda:

Motion by Sheridan seconded by Marr to approve the April 16th, 2024, Regular Meeting Agenda as amended to include the March 28th, 2024, Special Meeting minutes for discussion, review, and approval.

Motion PASSED by majority voice vote.

Approval of Meeting Minutes:

Motion by Marr seconded by Sheridan to approve the February 20th, 2024, Regular Meeting Minutes as presented.

Motion PASSED by majority voice vote.

Motion by Marr seconded by Sheridan to approve the March 28th, 2024, Special Meeting Minutes as presented.

Motion PASSED by majority voice vote.

Election of Officers:

To be done at the first meeting of 2025.

Public Comment on Agenda Items: 19:06 – 19:08

Tina Samson

Public Hearing(s):

None

New Business:

Event Barn Ordinance Revision Discussion (A)

Presentation by ZACE on the topic and the provided draft ordinance, supplemental documents.

Discussion by the PC on a minimum lot size such as 2-10 acres, as well as minimum distances from other occupied dwellings at 250' to 500'. Some of the specifics to the ordinance language were discussed, as well.

To be brought back to the PC with more revisions and be reviewed again.

Old Business:

Birch Run Speedway

ZACE Overview: changes to the site plan requested as a “slight modification,” per Speedway reps.

Non-Conforming/Parking in the Setbacks

ZACE presentation on the highlighted draft language within the ordinance re: non-conforming residentially used parcels, as well as parking being allowed only in the C-1 district for new commercial construction. Revisions to be made and brought back to the PC.

Short-Term Rental Ordinance

ZACE questions to the PC about what they want in the ordinance, such as asking for the # of homes to limit within the ordinance, whether by a specific number or percentage of residential homes. Camera’s requirements were discussed, as well as the requirements of the other Zoning, Building, and Fire Codes that would still apply; how to deal with those in business already, distances to other STR’s, and a method of simple annual permit/licensure approval method.

The PC also reviewed ROWE’s Memo from Jason Ball, dated November 2021, on STR regulatory considerations and recommendations. The PC wanted to continue its review of the memo on STR’s at the next meeting.

Public Comment: 20:10 – 20:20

Daltson Atwell

Tina Samson

Jeanie Herrick

Other:

ZACE: The PC should consider zoning ordinance language on E.V. Charging Stations, per ROWE Planner recommendations. The PC decided on gathering information on how the State regulates them, as well as gather more information from ROWE.

Adjournment:

Motion by Marr seconded by Sheridan to adjourn at 20:30

Motion passed by majority voice vote.

Respectfully Submitted by:

Recording Secretary, Riley Kiessling

Mike Marr

Temporary Planning Commission Secretary