



**Birch Run Township Planning Commission**  
**Special Meeting Minutes**  
May 29, 2024  
11935 Silver Creek Dr., Birch Run, Michigan 48415

**Call to Order of Meeting:**

Chairman C.J. Norris called the May 29<sup>th</sup>, 2024, Special Meeting of the Birch Run Township Planning Commission (PC) to order at 19:00 with the Pledge of Allegiance.

**Members Present:**

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

**Others Present:**

Seven (7) 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 May 29<sup>th</sup>, 2024, Special Meeting Agenda as presented. Motion PASSED by unanimous voice vote.

**Approval of Meeting Minutes:**

Yet to be approved\*:

- April 16<sup>th</sup>, 2024, Regular Meeting
- \*Note: The March 28<sup>th</sup> Special Meeting Minutes mentioned on the Agenda were previously approved at the April 16<sup>th</sup>, 2024, Regular Meeting.

**Election of Officers:**

To be done at the first meeting of 2025.

**Public Comment on Agenda Items: 19:02 – 19:03**

None

**Public Hearing(s):**

**Rezoning Request: 12075 Dixie Highway (Parcel #05-100-6-28-2041-000): 19:03 – 19:23**

*Staff/PC Comments:*

- ZACE Officer gave an overview of the procedures for reviewing a rezoning request, per the included relevant Zoning Ordinance <sup>(Article 7)</sup>, Master Plan <sup>(Adopted 2022)</sup> Future Land Use Map, and the breakdown of the 9 factors to be considered, which were included in the packet.
- The ZACE Officer and PC made note that any commercial development after a potential rezoning would still require an approved SLUP and/or Site Plan, per the Zoning Ordinance <sup>(Table 9-3)</sup>.

*Applicant Comments:*

- The applicants presented their request for a rezoning, and their plans for the property as a used car dealership if the request is granted.

*Public Comments:*

- The property owner had a question regarding the zoning being C-2 vs. C-1. (Verify the Tax Class against the Zoning class within the GIS).

Motion by Marr seconded by Sheridan the PC recommends approval the rezoning request of 12075 Dixie Hwy from C-2 → C-1 on the condition that the applicant receives the required Special Use Permit and Site Plan approval for a used car dealership.

Yeas: Munson, Marr, Jewell, Norris,

Nays: Sheridan, Musial,

Absent: None

Motion PASSED by majority roll call vote.

**New Business:**

None

**Old Business:**

None

**Public Comment: 19:30 – 19:31**

Public Comment was held.

**Other:**

None

**Adjournment:**

Motion by Sheridan seconded by Marr to adjourn at 19:32

Motion passed by unanimous voice vote.

Respectfully Submitted by:

*Recording Secretary, Riley Kiessling*

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Mike Musial

Planning Commission Secretary