

Wakeshma Township Special Planning Commission Meeting

August 24, 2022 7:04 PM

In Attendance: Supervisor Jason Gatlin, PC Members – Chairperson Melissa Fuller, Delbert Burr, Barbara Thole, Chris Hamilton – SCMCCI, Two representatives from VDS Farms and two citizens.

Reason for meeting: Special Use Permit and Site Review Plan for proposed housing at VDS Farms, 14297 44th St, Fulton, MI 49052 for agricultural labor camp and special ag housing.

Ordinance 41 – Chapter 10 Special Land Uses-After discussion and review of request for a Special Land Use, a motion was made by Delbert Burr and supported by Melissa Fuller to grant the Special Land Use based on submission by VDS Farms. Roll call vote: Fuller – yes, Burr – yes, Thole – yes.

Site Plan Review - Chapter 11 - Pages 11-2 and 11-3 Application Content met as follows:

- A. Shown on application, B. Waiver, C. Approved with condition that the current housing adjacent to the new one must meet state licensing requirements and must obtain permits, otherwise the house trailer must be removed. D. Waiver, E. Waiver, F. Need to inform name and address of architect, G. Shown on application, H. Waiver, I – Shown on application, J – Waiver, K – Waiver, L – Waiver, M – Current septic system and well to be used. N – Waiver, O – Waiver, P – Waiver, Q – It is not a multi-family dwelling. Front, side and rear and layout is depicted on application, R- Includes description of operation and remainder is not applicable, S – Waiver, T – Does not apply as it is a 24 hour operation. Would count as a waiver. U – Any other information if requested by P.C.

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Page 11-4 and 11-5, Item 11-6 Final Site Plan Review and Approval

- A. Copy to be sent to Fire Department Chief
- B. Eleven standards to be met.
 - 1. Not required by our zoning. No harmful effects on surrounding neighborhood
 - 2. Proper relationship met
 - 3. No adverse effects to occupants of adjacent properties
 - 4. Agree
 - 5. Agree
 - 6. Almost not applicable
 - 7. Agree
 - 8. Agree
 - 9. Agree
 - 10. Yes. Section 1.2 of Ordinance 41
 - 11. Yes.

Reference also Zoning administrator's report submitted by Christine Hamilton of SCMCCI.

Motion to approve the site plan as presented with the following condition: current house trailer adjacent to the new site must meet the State licensing, otherwise the house trailer must be removed. Motion by Burr and support by Fuller. Role call: Fuller – yes, Burr – Yes, Thole – Yes

Discussion of payment

\$700.00 for Site Plan Review
\$300.00 for Special Meeting
\$400.00 for Special Exception Use

Motion to adjourn at 8:05 PM Fuller and supported by Burr. Motion passed unanimously.

Respectfully Submitted:

Barbara A. Thole
Acting Secretary for Planning Commission.