FERRYSBURG PLANNING COMMISSION
MEETING MINUTES
MAY 4, 2023

1. The meeting was called to order by Chairman Reifel at 7:00 p.m.

2. Members present: Reifel, Carlson, Sjoberg Weber, Hawley, Jonas
   Members absent: Tuggle

3. Moved by Sjoberg, seconded by Hawley, to excuse Commissioner Tuggle. The motion passed unanimously.

4. Moved by Carlson, seconded by Weber, to approve the May 4, 2023, agenda as amended:
   Delete agenda item #10 (duplicate from agenda item #8) and to table agenda item #16, Fill Permit for 17339 West Spring Lake Road.
   The motion passed unanimously.

5. Public Comments:

   Lisa Royce, 17700 Navaho Drive, commented Planning Commission Applicant Jake Stearley has been waiting for one year to be voted on by City Council. Mr. Stearley ought to be voted on by City council before other applicants.

   Jim Bramer, 17714, 174th Avenue, asked if parcel no. 70-03-09-300-039 is being considered to be rezoned to Light Industrial. Chairman Reifel commented the rezoning request was to rezone the parcel to General Commercial.

   Mr. Deverney, 17826 174th Avenue, commented on the wetlands on the property.

   Tara Deverney, 17826 174th Avenue commented with live/storage units, people will be in and out all night.

7  Moved by Sjoberg, seconded by Weber, to remove from the table a request filed by MI Land & Water Corp., for the City to amend the City Code, Chapter 154 Zoning, Article IX Districts and District Standards, to rezone from RG2 Medium Density Residential to GC General Commercial, a part of parcel no. 70-03-09-300-039, commonly known as vacant land. Area to be rezoned is 4 acres more or less. The motion passed unanimously.
8 Moved by Jonas, seconded by Weber, recommend to City Council to amend the City Code, Chapter 154 Zoning, Article IX Districts and District Standards, to rezone from RG2 Medium Density Residential to GC General Commercial, a part of parcel no. 70-03-09-300-039, commonly known as vacant land. Area to be rezoned is 4 acres more or less. Roll call vote: 6 yeas, 0 nays, motion passed.

9. Moved by Sjoberg, seconded by Carlson, to remove from the table a public hearing to consider an ordinance to amend the City Code by amending Chapter 154, Zoning, to amend Section 2.20 to include the definitions of personal and commercial storage suites and self-storage facility; to amend Section 4.80 to include special land use specific standards for personal and commercial storage suites and self-storage facilities; to amend Section 9.110 to allow accessory dwelling units, personal and commercial storage suites, and self-storage facilities as special land uses in the GC General Commercial zoning district; and to amend Section 9.120 to allow self-storage facilities and personal and commercial storage suites as special land uses in the LI-1 zoning district. The motion passed unanimously.

10. Chairman Reifel, opened a public hearing at 7:35 p.m. on a proposed amendment to the City Code by amending Chapter 154, Zoning, to amend Section 2.20 to include the definitions of personal and commercial storage suites and self-storage facility; to amend Section 4.80 to include special land use specific standards for personal and commercial storage suites and self-storage facilities; to amend Section 9.110 to allow accessory dwelling units, personal and commercial storage suites, and self-storage facilities as special land uses in the GC General Commercial zoning district; and to amend Section 9.120 to allow self-storage facilities and personal and commercial storage suites as special land uses in the LI-1 zoning district.

Dave Jirousek, Horizon Community Planning, reviewed his memo dated March 30, 2023, and the proposed ordinance. Mr. Jirousek answered questions from Commissioners.

Todd Kamps, 17472 West Spring Lake Road, commented reducing the setbacks from 25’ to 7’ does put limits on any development, any lighting will be downward lit, and he will need to follow Environment, Great Lakes and Energy (EGLE) guidelines for wetlands.

Jim Bramer, 17714 174th Avenue, commented on the wetlands on the property and a pond was created and the Department of Natural Resources has reviewed the site.

Tara Deverney, 17826 174th Avenue, asked who would be in charge of what goes in the buildings, and a privacy fence ought to be required to keep garbage from blowing onto her property and to keep people from walking on her property.

Chairman Reifel closed the public hearing at 8:05 p.m.
Planning Commission Meeting Minutes
May 4, 2023
Page Three

11. Moved by Weber, seconded by Hawley, to recommend to City Council to amend the City Code by amending Chapter 154, Zoning, to amend Section 2.20 to include the definitions of personal and commercial storage suites and self-storage facility; to amend Section 4.80 to include special land use specific standards for personal and commercial storage suites and self-storage facilities; to amend Section 9.110 to allow accessory dwelling units, personal and commercial storage suites, and self-storage facilities as special land uses in the GC General Commercial zoning district; and to amend Section 9.120 to allow self-storage facilities and personal and commercial storage suites as special land uses in the Light Industrial LI-1 zoning district. The motion passed unanimously.

12. Moved by Carlson, seconded by Sjoberg, to schedule a public hearing to amend City Code, Chapter 154 Zoning, to add Section 3.370 Outdoor Service and Dining. The motion passed unanimously.

13. Chairman Reifel opened a public hearing at 8:39 to consider a Special Land Use and for Site Plan Approval for a Church on parcel no. 70-03-09-300-059, commonly known as 17685 174th Avenue, Leppinks Food Centers.

Dan Turner, TOV Church, explained his request and answered questions from Commissioners.

Jim Bramer, 17714 174th Avenue, asked if Leppinks would still pay taxes with the Church in one of their suites, and stated he hoped they would not play loud music and have hours after 10:00 p.m.

Chairman Reifel closed the public hearing at 8:43 p.m.

14. Moved by Sjoberg, seconded by Carlson, to recommend to City Council to approve a Special Land Use and for Site Plan Approval for a Church on parcel no. 70-03-09-300-059, commonly known as 17685 174th Avenue, Leppinks Food Centers. The motion passed unanimously.

15. Moved by Jonas, seconded by Hawley, to approve a request for a curb cut for a driveway at 17059 West Spring Lake, with a recommendation the curb cut be made at the furthest point possible from the intersection of West Spring Lake Road and 168th Avenue. The motion passed unanimously.

16. Chairman Reifel read into the record an email from Jake Stearley dated May 4, 2023, requesting the Planning Commission not appoint anyone else until the Planning Commission’s recommendation to appoint him is voted on by City Council.

17. Moved by Sjoberg, seconded by Carlson, to recommend to the Mayor the appointment of Jake Stearley to the Planning Commission for a term ending June 30, 2025. The motion passed unanimously.

18. Dave Cook, 17650 168th Avenue, introduced himself and answered questions from Commissioners.

19. Stan Sterk, 19844 Landing Drive, introduced himself and answered questions from Planning Commission Members.
Planning Commission Meeting Minutes  
May 4, 2023  
Page Four

20. Joe Lyons, 16857 Virginia Avenue, commented on posts made by Commissioner Sjoberg

21. Jordin Weber, 16916 Cecelia Lane, stated she has served on the Commission for a year and a half and has enjoyed serving on the Commission.

22. Moved by Jonas, seconded by Hawley, to recommend to the Mayor the reappointment of Sandy Tuggle and Jordin Weber to the Planning Commission for terms ending June 30, 2026. The motion passed unanimously.

23. Public Comments:

Lisa Royce, 17700 Navaho Drive, commented the Planning Commission made the right choice with their recommendation of appointments to the Planning Commission.

Joe Lyons, 16857 Virginia Avenue, commented the Planning Commission violated the City Charter by recommending the spouse of a person who serves on the Recreation Commission.

Stan Sterk, 19844 Landing Drive, complimented the Commission and especially Chairman Reifel on being level headed throughout the meeting.


24. Chairman’s Report:

Chairman Reifel thanked Dave Cook and Stanley Sterk for applying for a position on the Planning Commission.

25. Members’ Reports/Comments:

Commissioner Sjoberg asked if Board and Commission Members were officers of the City. Manager Bessinger commented they are not.

Commissioner Weber thanked the Commission for their recommendation to reappoint her to the Commission and stated she has signed up to take the Citizen Planner Course.

Commissioner Jonas commented on the rezoning request in Spring Lake Township north of VanWagoner Road for a large residential development.

Commissioner Jonas commented on the passing of Mike Smith and the loss to the community.

Commissioner Hawley commented she has signed up to take the Citizen Planner Course.

26. The meeting was adjourned at 9:40 p.m.

Craig Bessinger, Recording Secretary