

Polkton Township Planning Commission

Regular Meeting - held virtually

Polkton Township Hall

May 19, 2020

**Meeting Called to Order** – 7:07 pm by Calvin Lindberg

**Establish a Quorum** –

Members present; at the hall; C. Lindberg, Bing Homik  
via Online; K. DuBois, G. Carpenter, R. Scott

Member in Training; K. Weirenga via Online

Public Audience; Mark Hoefakker (Sand Creek Constrction), JP Russell (JPR Marine),  
Keith Hanenburg (H & H Enterprises)

**Receive Public Comment** – None

**Approve Agenda** – motion to approve agenda as written by DuBois, seconded by Scott.  
All; Ayes. Approved.

**Review/Approve Minutes from March 17, 2020** - motion to approve minutes from March 17,2020  
with correct spelling of Weirenga by Homik, seconded by Carpenter. All; Ayes. Approved.  
Meeting from April 2020 was cancelled due to COVID-19/Corona virus issues.

**H & H Enterprises Commercial Development Tenants** – discussion on two possible tenants.  
JP Russell with JPR Marine, looking to rent 4,000 sq ft. They are currently located at the Warf Marina  
and business has outgrown that space. The business is a Mercury sales, service & parts dealer,  
repair and maintenance of boats (average size 25'), winterize, shrink wrap, fiberglass repair, stereo  
installation & interior work. To help with engine repair noise they will use water muffs. No storage of  
boats other than repair work as needed. Signage will be limited to above the service door canopy.

Much discussion about signage was held. Mark Hoefakker and Keith Hanenburg both spoke saying  
they have been working with Supervisor Sahlberg on this as they too want to have eye appeal and  
consistency with the signage on the buildings. Lindberg read page 4-25 letter F for future signage for  
the building site. (Ordinance book, 4.16.G.3.F)

Homik motioned to approve JPR Marine as a tenant as long as they comply with all related  
ordinances, maintenance, repair, noise, signage & lighting. Scott seconded motion. Roll call vote was  
taken; all in attendance YES. Approved.

DP Tire with Mark Hoefakker representing as Mr. Ruttan was unavailable to attend. This is mainly a  
mobile service to commercial trucks, trailers and farm equipment. Definitely hoping to include more  
agriculture work from the area. Looking to rent 3500 sq ft. Dismounting, mounting and balancing  
tires, tire repair and sales, pick up, deliveries and truck alignments. No used tires will be stored on  
site, they go to Big Rapids. New tires are only there long enough to be delivered or mounted.  
Signage will fit the building like the others.

Homik motioned to approve DP Tire Service as a tenant as long as they comply with related  
ordinances, signage and lighting. Carpenter seconded. Roll call vote was taken; all in attendance  
YES. Approved.

**2020 Master Plan Review** – with a representative from Fresh Coast leading the charge. (thank you). When going thru this process, the representative has asked for questions and comments, both good and bad. The simplified format was well received by the board. DuBois questioned the PUD district. Larger lots as opposed to a PUD. While residential density is agreed upon, no one wants it increased. Parcel size should not be used in Master Plan as it might come back *someday* as challenged.

Page 1. Introduction Community Profile/Preface - use “several decades” not 30 years

Page 2. Contents

Page 3. Background

Page 4. How to Use/Definition of Terms – change strongest to “most strongly”

Chapter 1. Introduction Agriculture – include “alternative sources” references to allow/or not for future use.

Page 2. Draft Goals and Recommendations – discourage public utilities in Ag. Support what is there and carefully support future expansion in Ag development.

Page 3. Strategies – PUD zone, take out farm markets, etc. Regulate fracking, gas, oil, wind, solar etc.

Chapter 2. Residential uses – Introduction, available utilities, R2 (Leonard) OC ground water issues.

Page 4. Large parcels on 88<sup>th</sup>, N/S of Cleveland, fluoride water, particularly related to Ag runoff or irrigation

Page 5. Cluster houses to have more open space. Re-phrase the word “cluster”, use parcel? Is there a map for the sensitive watershed density area?

Page 6. Remove “encourage housing projects”, reword “cluster”,

PC feels the Fresh Coast representative did very well. Thank you! She will revise changes, and then we will move into Commercial and Industrial sections. Look for updates via email about a week before the next meeting. Carpenter asked thoughts on a timeline, response was roughly late fall for a rough draft if all goes as planned.

**Discussions:** building permits, Scott highlighted the Township board minutes, noted that 68<sup>th</sup> will begin closures for bridge repair and waterline.

Public Comment: none

It was moved by DuBois and seconded by Scott to adjourn the meeting at 9:10 pm.

Next regular meeting is scheduled for Tuesday, June 16, 2020 @ 7:00 pm. With the possibility of it being another virtual meeting.

Minutes written by Jamie TenBrink, PC Recording Secretary

Un-Approved