

Planning and Zoning Commission
Charter Township of Gun Plain
Minutes of May 19, 2021

Members present; Sullivan, Bennett, Shannon, Webber
Absent; Kellogg, Lee, Albertson-Stowell

Motion by Sullivan 2nd Shannon to approve the minutes of April 21, 2021
Approved

Motion by Shannon 2^{ns} Sullivan to approve the Agenda as amended, Old Business #1 Tabled until the June meeting, FEMA moved to #3 and Future Land Use and Master Plan moved to #2 Approved

New Business

Site Plan US 131 Properties, 623 11th St, Parcel # 03-08-018-015-10
We went through the Criteria for Granting Site Plan Approval-attached

Motion by Shannon 2nd Sullivan to approve the Site Plan as revised on April 27, 2021 for Wayne Layman, US 131 Properties LLC, 623 11th St, Parcel #03-08-018-015-10.
All Approve

Old Business

Future Land Use Maps & Master Plan

#1 Wightman-Carl Baxmeyer

Census information would not be available until January 2022, we would have the right to review and approve additional expenses (reimbursables). We would need 11x 17 maps, trail update and the survey could be through Survey Monkey, notifying the public by postcard about the online survey.

#2 Williams and Works-Andy Moore and Brad Kotrba

They presented the four phases-Community Profile, Goal Setting, Master Plan and Review/Adoption.

They would provide a rewrite and the whole process would take 9-12 months. Extra copies and a survey would increase the cost. We would get a print ready PDF.

Continued P&Z 5-19-2021

Motion by Webber 2nd Bennett we recommend the Gun Plain Township Board accept the proposal with Wightman contingent on change in contract language, prior approval of 4% to 6% of the fee for reimbursable expenses, waiver of #10 Proprietary Rights for the use of Drawings, Specifications and other Documents and the option for the Community Survey to not exceed \$6000.00.
All Approve

Board Comments

Questions about the water bills at Gun River Estates
Mowing issues at Dollar General Stores
Problems with Gravel Pit trucks using 3rd St. as an access road.

Motion by Sullivan 2nd Webber to Adjourn. Approved

DWebber