

Mikado Township Planning Commission
May 4, 2023
Special Meeting

Present: Steve Stevens, Carrie Mullins, Steve Sanderson, James Ostby

Absent: none

Quorum Present

Guests: Zoning Administrator Craig Ostby, Township Supervisor Mary Harmon, Resource & Community Planner Richard Deuell, Civic Center Advisory Board Chair Kay Lovelace

Call to Order: 6:01 PM

Pledge

Agenda: Adjustment and approval.

Motion by Carrie Mullins, seconded by James Ostby, motion passes.

New Business:

Motion to accept the meeting minutes from March 9, 2023 made by Carrie Mullins, seconded by James Ostby, motion passes.

Nicki Stuit-Bartz will be resigning. We will need a physical resignation in writing from Nicki and we need to get her copy of the Master Plan notebook back (to give to Sanderson).

Motion to temporarily appoint Bill Spunar to the Planning Commission, pending approval from the Township Board, made by Carrie Mullins, seconded by James Ostby.

Roll Call vote: Mullins – Yes, Stevens – Yes, Ostby – Yes, Sanderson – Yes. Motion passes.

Public Comment:

Jason Raleigh with AR Engineering quickly presented a site plan review and answered some questions. The Planning Commission members have received copies of the plans throughout the process. Key Take-aways:

- They are waiting on the permit for the well. They've taken storm water management into consideration.
- There will be no light poles installed; they will have wall mounted outdoor lighting to minimize light pollution.
- Per the current zoning ordinance they need a minimum of 34 parking spaces and will have 23 spaces banked.
- The handicap parking meets all legal requirements.
- There was concern about a privacy wall to the north, but again, all legal requirements are being met; though that is easy enough to add and they probably will as it will also act as a wind break and snow barrier for the store.
- The only other pending items are a soil erosion permit and approval from the Road Commission.

Carrie Mullins then stated that there are no zoning issues or legal reasons to prevent the Dollar General from being built and that to obstruct the process would open the township to a potential lawsuit.

Motion was made by Carrie Mullins to recommend to the Mikado Township Board that they approve the Dollar General plan, James Ostby seconded. Roll Call vote: Mullins – Yes, Stevens – Yes, Ostby – Yes, Sanderson – Yes, Spunar – Yes. Motion passes.

Main Topic: Master Plan

Rick Deuell presented the Planning Commission with drafts for chapters 6 Recreation Plan, 7 Goals and Policies, and 8 Future Land Use Recommendations. We spent a fair amount of time on the Rec plan, the township properties, and a timeline for activity and development. The recreation survey and questionnaire from

the township board was referenced often. We also took into account all of the current projects that are slated to be completed this year, such as a new roof, upgrading the kitchen, painting, flooring, upgrading the bathrooms and lighting optimization.

Key take-aways:

- Kiosk with a Map of What to Do in Mikado
- Parking lot maintenance
- Roof on the back pavilion
- Upgrade playground equipment
- Possible Nature Walk on the 10 acre parcel
- Pickle Ball court
- Removing blight (a Dangerous Building / Abandoned Building Ordinance was mentioned)

As we come closer to the final draft of the Master Plan, we will turn to the Zoning Ordinance. Denise Cline will be looped in on or before our next meeting on June 8th.

More Public Comment: Steve Stevens – Drainage through the subdivision is awful and the Township ditches need cleaned all the way down to Van Etten Creek.

Motion by Carrie Mullins to adjourn, Sanderson seconds, motion passes.

Adjournment: 8:12 PM

Next Meeting: June 8, 2023 at 6:00 PM at the Mikado Civic Center