

FRANKLIN TOWNSHIP PLANNING COMMISSION

April 6, 2021 Minutes

The Franklin Township Planning Commission met for a conditional use hearing. Chairman Wise brought the meeting to order at 7:30 p.m. Members present: Greg Wise, Jane Murphy, Jeff Fineske, Joel Whelan, Larry Shea, John Hinkley and Gordy Whelan. Absent: Doug Sherman. Also present: Zoning Administrator Bruce Nickel, Recording Secretary Sue Whitehead and Township Supervisor Dan VanValkenburg.

Chairman Wise proceeded with the Conditional Use Hearing. Whitehead read the following request: Property owner, Irish Hills Properties (Gary Hollis) and Mark Prielipp Greenhouse & Mohr of Britton are making application for a second “Open Air Business” on the C-1 General Commercial property located at 6354 U.S. 12. The property has an approved “Open Air Business” for used cars and an office building. Prielipp’s would like to install a 20 X 40 greenhouse type temporary structure to sell various seasonal flowers and vegetable sales during the spring, summer and fall seasons. Mark Prielipp and his wife Catherine Mohr and their son Paul Prielipp addressed the Commission regarding the proposal. Paul explained the temporary building will have metal fasteners and nothing permanent will be in the ground. The structure will be 50 feet off of U.S. 12. Planning to operate from May 1-October 31. The Prielipp’s have 30 acres of produce and they only sell what they grow. The sweet corn is picked daily. The business would use the drive to the East of the property.

Public Comment: Jim and Pam VanDoren who reside at 12606 Lancaster Trail and who own property behind the proposed site spoke to those present. Jim feels The Prielipp’s run a very nice operation and believes this would greatly benefit the community. Pam said everyone in the area would benefit even those passing through the area.

Board Questions: Hinkley asked about water and power? Paul stated they have access to power and to a hose for water. Nickel asked about signage? Paul said a 2 x 3 foot sign with their logo would be on the temporary structure.

Fineske moved to approve the conditional use request as presented (Section 12.03 5. a, b.) Shea supported. Motion carried 8-0.

NEW BUSINESS: John Krueger who is also the Township Board of Appeals Chairman pointed out that the Plat of Ardendale (Lots 1-13) are not included in the Lake District Overlay Zone. Krueger feels that they should be included. After some discussion and input from Nickel, Krueger moved to recommend Lots 1-13 in the Plat of Ardendale be included in the Lake District Overlay Zone and recommended a public hearing be held. Murphy supported. Motion carried 8-0.

Reorganization of officers was held. Currently, the positions are Chairman: Greg Wise, Vice President: Doug Sherman, Secretary: Joel Whelan, Sargeant-of-Arms: Larry Shea. Murphy moved to keep the existing officer positions for a 1-year term. Shea supported. Motion carried 8-0.

Nickel said Raisin Township has a new Master Plan and it has been given to Franklin for review. Currently, Supervisor VanValkenburg is reviewing it.

OLD BUSINESS: None.

Having no further business, the meeting was adjourned at 8:12 p.m.

Sue Whitehead
Recording Secretary