

Pleasanton Township Planning Committee Meeting Minutes

DATE: 06/14/2021 6:00 p.m.
LOCATION: Pleasanton Township Hall

Representatives:

X	Bob Peterson - Chair	X	Rochelle Rollenhagen – Vice Chair
X	Marv Peska	X	Ed Monk
		X	Brenda Monk – Township Board Rep / Secretary
A	Carol Merrill – Township Supervisor		
	Guests:	X	Josh Mills, Zoning Administrator

X = Present A = Absent

Public Present: Deb Jackson, Cole Bringold, Mark Fischer, Linda Schweyer, David Schweyer, Susan Schankin, Fred Schankin, Karen Babcock, Tim Babcock, Terry Howes – Lamont LLC

Topics Discussed	Discussion/Decision	Action/Responsible Party
<i>Meeting called to order Pledge of Allegiance</i>		
<i>Roll call</i>	Present: Peterson, Rollenhagen, Peska, E. Monk, B. Monk	
<i>Agenda Approval</i>	Monk presented agenda for approval/changes.	<i>Motion by Peska, second by Rollenhagen, to approve the agenda. All in favor, motion carried.</i>
<i>Prior meeting minutes</i>	May 10, 2021, Meeting Minutes	<i>Motion by Rollenhagen, second by E. Monk, to approve meeting minutes. All in favor, motion carried.</i>
<i>Public Hearing</i>	<p>Public Hearing Opened 6:01 p.m. Special Use Permit Special Hearing – Fischer Gas Project Summary by Zoning Administrator: Provided by Mills. Location is in RA-2 Zoning, fits under 3603 J. Electric/Gas section. Letters or emails concerning Special Use Request: None received Comments from applicant: Bringold and Fischer discussed other facilities they have in Kingsley and Manistee. Also noted Phases of implementation. Phase#1: MDOT approval and Curb installation, circular gravel drive, one (1) 30,000 tank installation. Phase #2: As demand increases second 30,000 tank installation, office building, landscape.</p> <p>Comments from Audience in favor and not in favor of granting of granting Special Use:</p>	

- If the plan is to look like the propane area on the other side of Bear Lake – Ziehms, no thank you.
- Lighting of the area– Bringold noted that the state requires lighting. Concern from resident noted straight down with no light up or to the highway. Bringold noted this would be dusk to dawn lighting.
- Odor – Concerned that there will be a propane gas order from the facility.
- If there is an odor complaint how will Fischer rectify – Fischer noted only option is to disconnect the tank and fix issue.
- Project creep is a concern.
- Traffic at location, area around location have residential properties. It was noted there would be approximately three (3) refilling of transporting trucks daily. Entrance is on US-31 not on Lumley.
- Blight – ensuring area is nicely kept.
- Aesthetics of property – landscaping concern.
- Tank storage new, used, refurbished concern.

Questions from the Planning Commission:
Numerous questions regarding above concerns were discussed.

Discuss Site Plan Layout: Commission reviewed site plan with applicants.

Additional comments from the Zoning Administrator: Mills offered guidance on next steps and conditions that could be put in place for the application.

Closed Public Hearing 7:05 pm

Discussion by Planning Commission:
Special Use General Standards (Section 8608):

1. Is the use reasonable and designed to protect the health, safety, and welfare of the community? Yes, company has an Emergency Response Plan, will be meeting with community Fire Departments, as well as County Emergency Manager.
2. Is the use consistent with the intent and purpose of the district? With Special User Consideration – Yes
3. Is the use compatible with the adjacent land uses? Yes, as this is zoned commercial use.
4. Is the use designed to ensure that public services and facilities can accommodate

	<p>increased loads caused by the land use or activity? Yes, approval by MDOT and Fire Departments is required.</p> <p>5. Does the use comply with other general and specific standards of this Ordinance? Yes – setbacks are met.</p> <p>Conditions: Board reviewed section 8609 Special Use Conditions. The following conditions were noted by the Commission:</p> <ul style="list-style-type: none"> • All fencing will be six (6) foot cyclone fencing. • No refurbished or refurbishing of tanks at location. • Landscaping to be double offset Blue Spruce trees. • Lighting will all be downward directed with no more than 20’ poles per site plan. • Office lighting will also be downward directed regular fixtures. • Existing vegetation of trees to stay in place. • Tank storage is limited to 100’ x 150’ fenced area. • Onside drain per plan is required. • If site is no longer a Propane business, all equipment, tanks must be cleaned up and removed. • Adhere to all local, state, and federal regulations as they pertain to operations. • Review at one year. <p>Motion to approve, deny or approve with conditions: Site Plan Review – Site plan reviewed / referenced through meeting.</p> <ul style="list-style-type: none"> • Detail of office building is required – when ready to build - site plan review and land use permit application will go to Mills. <p>Public allowed input throughout discussion.</p>	<p><i>Motion by E. Monk, second by Peterson to approve Special Use Permit, with Conditions noted and a review in one year.</i></p> <p><i>Roll Call vote:</i> <i>Peska – Yes</i> <i>Peterson –Yes</i> <i>Rollenhagen – Yes</i> <i>E Monk – Yes</i> <i>B Monk – Yes</i> <i>Motion approved.</i></p>
<p>Zoning Administrator Report</p>	<p>Reports reviewed:</p> <ul style="list-style-type: none"> • May 2021 report <p>Discussed activity within the township. Upcoming ZBA meeting on 6/29/2021 at 6:00 p.m. to discuss permit request on Hopkins Forrest for a not approved garage, and one on Lakeside Avenue for an 8’ Front Deck add on.</p> <p>Also working on Land use issue and issue with person living in shed on Lumley.</p>	

<i>Unfinished Business/Discussions</i>	Zoning Ordinance Amendment Submission Form: Commission discussed form presented at last meeting with no recommended changes/updates.	<i>Motion by Rollenhagen, second by E. Monk to approve for presented by Merrill at last meeting. All in favor, motion approved.</i>
<i>New Business</i>	None	
<i>Future Work Area</i>	Items for future Planning Commission work: <ul style="list-style-type: none"> • Lighting in lakeshore area section 1004 • Non-conforming lots: expansion, tear down of residence, footprint, etc. 	<i>B. Monk noted these will added to the next month agenda.</i>
<i>Public Comment</i>	Lighting confined to residence on lakeside property. Light trespass issue on Glovers Lake. Suggested putting shroud on lights to not be invasive to neighbors. Resident noted six (6) total unshielded lamps in township lakeside; two (2) on Glovers Lake, and six (6) on Lakeside – Bear Lake. How can lighting be enforced for existing property and a better definition.	
<i>Correspondence</i>	None	
<i>Adjournment</i>	Meeting Adjourned at 7:45 p.m. Next meeting date: July 12, 2021	