

Pleasanton Township Planning Committee Meeting

Minutes

DATE: 7/11/2022 6:00 p.m.

LOCATION: Pleasanton Township Hall

Representatives:

X	Bob Peterson - Chair	X	Ed Monk
X	Rochelle Rollenhagen – Vice Chair	X	Kathy Runyon
		X	Brenda Monk – Township Board Rep / Secretary
X	Carol Merrill – Township Supervisor		
	Guests: Scott Jozwiak, Jozwiak Consulting, Scott Knowlton, Midwest V, LLC, Jerry Dobeck, Northwest Michigan College	X	Josh Mills, Zoning Administrator

X = Present A = Absent

Public Present: John Sedlock, Judy Girven, Pauline Janquish, Katie & Max Swanson, Tom Nettler, Bonnie Sproul, David Sproul, Susan Schankin, David Adams, Wilimena Adams, John Jidbo, Cavrie Hietanen, Jerry Dobeck, Deb Jackson, Greg and Michelle Swanson, Warren & Sherry Fairfield, Paul & Vicki Kohn, Kathy Johnsen, Scott Jozwiak, Scott Knowlton, Tara D (?), Elizabeth Ozden, Toar Sorg, Cindy Rutgers, Lin Reed, Jim Schuelke, Kay Chandler, Saul Chandler, Tanya Allen, Howard Gimpel, Katie Torres, Roger Anderson, Doug Tinnette, Scot Holton, Don Raiff

Topics Discussed	Discussion/Decision	Action/Responsible Party
<i>Meeting called to order. Pledge of Allegiance</i>		
<i>Roll call</i>	Present: Peterson, Rollenhagen, E. Monk, Runyon, B. Monk	
<i>Agenda Approval</i>	Agenda presented for approval/changes.	<i>Motion by E. Monk, second by Runyon, to approve the agenda. All in favor, motion carried.</i>
<i>Prior meeting minutes</i>	June 13, 2022, Meeting Minutes	<i>Motion by Rollenhagen, second by E. Monk, to approve meeting minutes. All in favor, motion carried.</i>
<i>Open Public Hearing</i>	<p>Opened at 6:01 p.m. Public Hearing on Special Use Request under Article 3603 L. Retail Establishments.</p> <p>Special Use Permit received from Midwest V, LLC, retail store Dollar General</p> <ol style="list-style-type: none"> 1. Summary by Chairman – Mills read letter received from Pleasanton Township Attorney Peter R. Wendling from Young, graham & Wendling, P.C. 2. Open Public Hearing for Public Input <ol style="list-style-type: none"> a. Presentation from Applicant – Scott Jozwiak from Jozwiak Consulting presented site plans and discussed proposed building site. Has obtained DOT approval for proposed access from US 31 and well has been approved by District 10 Health 	

	<p>Department as well as septic. Drain commission has approved. Other related permits are being worked on.</p> <p>b. Read letters concerning Special Use Request – B. Monk read nine letters received on the pleasantonplanning@gmail.org address from: Christine Johnson, Cariolyn Bell, Shari Spoelman, Tom & Penny Nettler, Lesley Winter, Deb and Dave Jackson, Susan & Fred Schankin, Greg Morrison and Darrial and Susan Goss. One letter was in favor, eight were opposed. One was a question regarding the balcony access which is a maintenance access area.</p> <p>Public comment was heard from: Tonya Allen, Jim Schuelke, Dave Adams, Michelle Swanson, Paul Koon, Saul Chandler, Jerry Dobeck, Cindy Rutgers Susan Schankin, Tom Nettler, Kay Chandler, Bonnie Sproul, Doug Tinnette, and Greg Swanson.</p> <p>c. Comments from Zoning Administrator concerning Special Use Request – Mills read from presented document to the Commission.</p> <p>d. Comments from audience regarding the Special Use Request – Numerous members of the public spoke in opposition of the Dollar General.</p> <p>e. Rebuttal from Applicant – feels they have met the ordinances. Noted they have a 15-year lease, with 5 5-year options.</p> <p>f. Questions from members of the Planning Commission – discussed parking and issue with power line, landscape, slope of property, balanced on site land use, discussed view of store from US-31.</p> <p>g. Any additional comments by Zoning Administrator</p> <p>Public Hearing closed at 7:51 pm</p>	<p><i>Motion by B. Monk, second by Rollenhagen to have follow up special meeting to discuss permit and site plan based upon Mills schedule next week. All in favor, motion carried. Once date determined, Monk will post and inform Commission members of date/time.</i></p>
Zoning Administrator Report	<p>Zoning Report reviewed:</p> <ul style="list-style-type: none"> • June 2022 Report 	
New Business	<ul style="list-style-type: none"> • None 	
Guest	<ul style="list-style-type: none"> • Jerry Dobeck, Northwest Michigan College, Traverse City Michigan. Provided presentation on Lighting ordinances 	<p><i>B. Monk included three examples provided by Dobeck at the June meeting in the commission packets for today's meeting with additional information on what is displayed on</i></p>

		<i>the three township's web sites.</i>
<i>Correspondence</i>	<ul style="list-style-type: none"> • None 	
<i>Public Comment</i>	None	
<i>Board Comment</i>	None	
<i>Adjournment</i>	Meeting Adjourned at 8:30 p.m. Next meeting date: August 8, 2022	