

Woodhull Township Planning Commission

March 1, 2021 Board Meeting 7:00pm

Woodhull Township 7315 Beard Rd. Shaftsbury, MI 48872

DRAFT Minutes

Call to order – The meeting was called to order by Chairman Scovill at 7:00pm.

Roll Call – Members present at roll call: Scovill, Thronson, Webb, Slavik, and Betts. Daenzer absent.

Delegation of Visitors – Welcomed all visitors/voluntary sign-in sheet was available to all attendees to sign.

Approval of Agenda – Moved by Webb and supported by Slavik to approve the agenda as presented. Motion passed 5 yeas/0 nays.

Approval of Minutes – Moved by Slavik and supported by Thronson to approve the minutes as presented. Motion passed 5 yeas/0 nays.

Public Comment Period: Public comment period was opened. No public comments were made. Chairman Scovill closed public comment.

Old Business –

A. WTPC Bylaws Review –Information item -The revised bylaws were updated at the last meeting and will now be forwarded to the township board for their approval.

B. Nomination for Woodhull Township Planning Commission Commissioner –Information Item – The recommendation of Jamison Dean will be presented to Woodhull Township Board by the Woodhull Township Planning Commission Liaison at their March meeting.

New Business –

A. #PSUP21-01 Mark Schlegel (the applicant and land owner was president). Public comment period was opened on the proposed site location of 8629 W. Beard Road, Perry, Michigan 48872. The applicant, land owner and multiple residents spoke in favor of the application. One resident spoke virtually and was against the application. There were two electronic emails received in favor of the application. One email that was against the application. One letter received by USPS that was against the application. All of these items were shared by Chairman Scovill. The public comment period was then closed by Chairman Scovill. Planning commission members then reviewed the standards for the application approval based on the information available to the commission. Moved by Thronson, supported by Slavik, to approve the application for #PSUP21-01 with a requirement for the placement of signage on Colby Lake Road directing truck traffic to exist north towards Lansing Road. This conclusion was based on the following questions that are provided. Roll Call Vote was taken: Scovill – yes, Slavik – yes, Webb – yes, Thronson – yes, and Betts – yes. Motion for approval on this application request passed 5 yeas/0 no.

The finding of fact responses to the standards, as agreed upon by the Woodhull Township Planning Commission, are as follows:

1. The special use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surround area.

Appropriate time and detail have gone into this application. Every effort has been put in place to keep the proposed use harmonious with the character to the property, adjacent property and surrounding area.

2. The special use shall not inappropriately change the essential character if the surround area.

No issues.

3. The special use shall represent an improvement to the use or character of the property under consideration and the surrounding area in general, yet also be in keeping with the natural character and

environmental quality of the site.

The proposed application has been designed to improve the character of the location. Possibilities to improve the site were discussed, all while keeping the natural characteristics of the land and surrounding properties.

4. The special use shall not be hazardous to adjacent property or involve use, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, ground vibration, water runoff, fumes, light or glare.

Any concerns for the adjacent property that could be hazardous to the water table has been addressed in full detail and is stated on the proposed mining project report. No water will be pumped in or out of the proposed application. The applicant has been in contact with EAGLE and there are no concerns for the Wetlands. More traffic will arise within the surrounding area of the Beard Road. The applicants have been proactive in reaching out to Shiawassee County Road Commission asking for assistants in the best location for a drive. Efforts have been made to create the least possible impact on the road and traffic from a safety stand point, as well as for the public with trucks entering and leaving Beard and Colby Lake Roads. Hours of operation are set Monday through Saturday from 7:00am-6:30pm and shall be prohibited on Sundays and legal holidays.

5. The special use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequately for the services and facilities deemed essential to the special use under consideration.

A clear vision study was conducted by Mr. Cannon (Shiawassee County Road Commission Engineer's Assistant). Approval was given for a drive to be placed directly south of Colby Lake Road and Beard Road. Eliminating trucks from twisting and turning on Beard Road.

6. The special use shall not place demands on public services and facilities in excess of current capacity unless planned improvements have already been schedules for completion.

No issues.

7. The special use shall be consistent with the intent and purpose of this ordinance and the objectives of the County Land Use Plan.

This property location still falls with in the County Land Use Plan

8. For special uses in the A-1, A-1 ½, and A-2 Districts, approval of a permit shall further determine on the basis of the proposed land use's effect on a loss of prime agricultural land or in the right to farm of any adjacent farm.

No concerns. The current property is not prime agricultural land at this time.

9. The special use meets the Site Plan Review Standards of Section 14.5.

These questions/responses will be presented to Woodhull Township Board by the Woodhull Township Planning Commission Liaison at their March meeting.

General Public Comment: General comment period was opened by Chairman Scovill. No comments were offered. Chairman Scovill closed general public comment.

Adjournment – Motion to adjourn was made by Webb and supported by Thronson. **Motion passed 5yeas/0 nays.**

Meeting adjourned at 8:24 pm.

Respectfully Submitted,
Stacey Brewer
Recording Secretary