

# Woodhull Township Planning Commission

November 12, 2024 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, Slavik, Betts, Dean, Daenzer, Thronson and Webb.

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

**Approval of Agenda** – Motion was made by Dean and supported by Slavik to approve the agenda. Motion passed 7 yeas/0 nays.

**Approval of Minutes** – Moved by Slavik and supported by Webb to approve the minutes as presented. Motion passed 7 yeas/0 nays.

**Public Comment Period:** Public comment period was opened. Two residents in attendance had several questions of concerns for the proposed application. Chairman Scovill closed public comment after all comments were heard.

### Old Business –

**A. PSUP24-003 Schlegel/Rogers Application** - (the applicant was present). The applicant, owner and onsite manager was all there and spoke in favor of the application. One letter received by USPS (read aloud) that opposed of the application from a surrounding neighbor. One email received by email (read aloud) that opposed the application from a surrounding neighbor. Chairman Scovill then offered the applicant to address the concerns brought forth. Commission members then reviewed the standards for the application approval based on the information. Moved by Dean, supported by Daenzer, to approve the application for #PSUP24-003 based upon all the stipulations as presented. Motion for approval on this application request passed 7 yes/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.**

It was determined that the special use request is not harmonious with the character of the property closest to the multiple family dwellings. It was also agreed that it is no more harmonious than what events are already going on close to the Pro-lime Plant.

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

If approved, berms shall be installed between the projected site and the surrounding neighbors of the side of the property, although the west side of the property (close to Pro-lime) will not change. The noise reduction sensors shall be exchanged in place of the loud back up beepers for all heavy machinery located at the site. The concerns of potential more dust (vs what is already in the area) was addressed by the property owner. Mr. Rogers expressed that he has a tanker truck with a sprayer on site. Weekly sprays to help settle the dust is no problem and should be requested in this approval.

**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.**

No

**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.**

Having as many or over 100 trucks (traffic) a day can for sure be noisy. Switching to noise reduction sensors on trucks will help to reduce the loud back up beeping sounds. Signage will be placed instructing drivers (when leaving the property) to only turn west and head towards the highway. If drivers do not obey the

signage, and has already spoken with by the onsite manager, the applicant will no longer do business with the broker and the broker will be asked to leave the property.

**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.**

No issues. In fact, this could bring employment opportunities to at least two people in the township.

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

No issues. If increased truck traffic negatively effects the roads, the applicant will pay to replace them.

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

The proposed special use of this property is not consistent with the current Woodhull Township Land Use Plan, and the only reason why the application is being looked at is because of it being a special use permit.

**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.**

The property is not being used as agricultural land.

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

This will be addressed by the county.

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

#### **New Business –**

##### **A. No new items of business**

**General Public Comment:** General comment period was opened by Chairman Scovill. Mr. Horvath gave updates on the behalf of Jowel Spitz and the redevelop the Shaftsburg Hotel. He also spoke on behalf of the applicant. Providing jobs for members of the community, allowing a material that can be used to help build homes in surrounding areas and or future locations was his focus. Lastly, Mr. Horvath stated that he knows a person that works for the Anderson Company. He is going to speak with him regarding several of the concerns about traffic outside of the permitted business hours of 7am-6:30pm. Chairman Scovill closed public comment.

**Adjournment** – Motion to adjourn was made by Thronson and supported by Dean. **Motion passed 7 yeas/0 nays.** Meeting adjourned at 8:27pm.

Respectfully Submitted,  
Stacey Brewer  
Woodhull Township Planning Commission  
Recording Secretary