

Woodhull Township Planning Commission

June 17, 2024, Board Meeting 7:00 pm

Woodhull Township 7315 Beard Rd. Shaftsburg, MI 48872

DRAFT Minutes

Call to order

The meeting was called to order by VP Slavik at 7:00 pm.

Roll Call

Members present at roll call: Slavik, Dean, Thronson, Webb, and Daenzer. Excused absent Scovill and Ryan.

Delegation of Visitors

A voluntary sign-in sheet was available for all attendees to sign.

Approval of Agenda

Dean made a motion, supported by Webb, to approve the agenda. The motion passed 5 yeas to 0 nays.

Approval of Minutes

Moved by Dean and supported by Thronson to approve the minutes as presented. Motion passed 5 yeas/0 nays.

Public Comment Period

The public comment period was opened. There was no public comment. VP Slavik closed the public comment.

Old Business –

A. Updates on the Master Plan – The Woodhull Township Planning Commission will hold a meeting on July 22nd, starting at 6 pm, for an open house and a presentation by Rowe representative Ben Keller.

New Business –

A. PSPR25-004 Conway Land Company LLC – Planning commission members reviewed the standards for special use based on the information available to the commission. The finding of fact responses to the SUP questions, 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 surrounding area.

The applicant and property owner have been credited for every effort that they have put into place. We hope that they will continue the ongoing effort for the events to come.

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

There are no concerns.

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.

Yes, this could represent an improvement of the property.

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.

The applicant and owner already have to meet higher standards and regulations through the State of Michigan.

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 concerns.

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

There are no concerns.

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

Is within the policy of the current Master Plan.

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

Not Applicable

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

Commissioner Daenzer made the motion to approve PSPR25-004 with the best of luck moving forward. Supported by Dean. Motion passed 5 yeas/0 nays.

Adjournment – The motion to adjourn was made by Dean and supported by Daenzer. Motion passed 5 yeas/0 nays. The meeting adjourned at 7:46 pm.

Respectfully Submitted,
Stacey Brewer
Woodhull Township Planning
Commission Recording Secretary