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GOODLAND TOWNSHIP
ZONING BOARD OF APPEALS COMMISSION MEETING
February 16, 2017

A meeting of the Goodland Township Zoning Board of Appeals was held at the Goodland Township Hall, located at 2374 N Van Dyke Rd, Imlay City, MI 48444; pursuant to notice duly posted.

Board Members Present: Rob Sommer, Earl Hummel, Larry Kohler, Tom Lupo, Lucas Parsch
Board Members Absent: Norm Tanis
Others Present: David Ettema, Elaine Turner, David Gilbert, Penny Klein, Lucy Williamson, Marlene Sisson, Donald Sisson, Jeff Weingartz, Bob W, Chuck Edwards, Roger Roszczewski, Rachelle Brousseau, Glenda Ziehm, George Ziehm, M T, Mike Gepfry, Chuck Gold, Todd King, Destain Gingell, Amy Nolin

Chair Sommer called the meeting to order at 7:04 p.m. The Pledge of Allegiance was recited.

AGENDA

Motion 02-17-01PC

Motion by Lupo, seconded by Hummel, to approve the agenda as presented.

MOTION CARRIED.

MINUTES

Motion 02-17-02PC

Motion by Hummel, seconded by Lupo, to approve the minutes of the October 12, 2016 meeting as presented.

MOTION CARRIED.

PUBLIC TIME—no one wished to address the Board.

NEW BUSINESS

Great Lakes Water Authority Hearing opened at 7:10 p.m.—GLWA is being represented by: Mr. Todd King, an engineer on the project; Mr. Chuck Gold of Weiss Construction, contractor on the project; and Mr. Dan Martel, architect on the project. The property involved is a 0.5 acre portion of 44-009-032-035-10, which is located at the NE corner of Blacks Corners and Bowers roads intersection. They are requesting variances from the Zoning Ordinance relating to parcel size, setbacks, road frontage and building size minimums. The project is to install a chlorination station for the 72” water main that runs under Bowers Rd. This is in anticipation of a reduction in the water draw after KWA line is up and going. He explained that the parcel for the station was selected based on the “take off” location, which is required to tie into the line. There will also be another station located in Mayfield Twp. A building, approximately 12’ x 24’ would be constructed (along with the necessary driveway, turn-around area, etc.). They anticipate that the average traffic would be 1 box-truck style delivery per week. All maintenance monitoring would be remote. Mr. King further explained that the selection for the building area was based on wetlands located on the property, etc. GLWA will have to enter into an agreement with the Lapeer County Road Commission due to the excavation of the road(s). They are hoping to have project substantially completed between August & October. A portion of Bowers Rd, W of the intersection will have to be closed to construct a vault around the line. The rest of the work would be completed in the road right-of-way.

The public comment portion of the meeting was opened at 7:50 p.m.

1 George Ziehm questioned maintaining drainage as there is a drain through the parcel.

2

3 Todd King ensured that GLWA is working with the LCRC and a culvert will be installed to ensure proper
4 drainage. He also stated that the lines running from the building to the main are approx. 2” diameter.

5

6 Roger Roszczewski questioned why it couldn’t be located at the Van Dyke/Bowers intersection in the
7 commercial property.

8 King explained that the location of the take-off/meter limited placement.

9

10 There were questions about damage from work done in yards. King explained that all work would be
11 done in the road rights-of-way. He also stated that pictures would be taken before work started and would
12 be returned to the same.

13

14 King also explained that the need for the chlorination is a public health issue, due to water safety
15 regulations. Additionally, that the request is based on the best use of the site for public water supply
16 purposes, reducing the site and building sizes in the public interest.

17

18 Don Sisson questioned what would happen as his business has a haul route along the roads to be under
19 construction.

20

21 Dustain Gingell, LCRC, advised that the Road Commission will review and consult with him.

22

23 Public comment was closed at 8:07 p.m.

24

25 The Board discussed their options (approve, approve with conditions, postpone, or deny).

26

27 The issue of the building location in proximity to the power lines and DTE requirements was brought up,
28 along with fire hydrants, green belts, etc.

29

30 **Motion 02--17-03PC**

31 Motion by Hummel, seconded by Sommer, to approve the Great Lakes Water Authority requests as
32 presented for variances for parcel size, setbacks, road frontage, and building size minimums.

33 MOTION FAILED, with a roll call vote: Lupo, no; Sommer, yes; Hummel, yes; Kohler, no; and Parsch,
34 no.

35

36 **Motion 02--17-04PC**

37 Motion by Sommer, seconded by Lupo, to table a decision to allow for revised plans and look into the
38 power line issue. The meeting will be re-convened next Thursday, February 23, 2017 at 7:00 p.m.

39 MOTION FAILED, with a roll call vote: Lupo, no; Sommer, yes; Hummel, yes; Kohler, no; and Parsch,
40 no.

41

42 Meeting adjourned at 8:32 p.m.

43

44 These minutes are correct to the best of my knowledge.

45

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48 _____
Robert Sommer, Chair

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Thomas Lupo, Secretary

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Amy Nolin, Recording Secretary