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GOODLAND TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
June 4, 2015

A regular meeting of the Goodland Township Planning Commission 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: Bob Van Den Berg, Larry Kohler, Lynne Foltz, Tom Lupo, Roger Rozczewski, Tim Robberstad

Board Members Absent: Barb Sak

Others Present: George Foltz, Mike (Helena Rep.), Ron Cischke, Dennis Cischke, Ron Evans, Atty. Brian Garner Amy Nolin

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

AGENDA

Motion 06-15-01PC

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

MOTION CARRIED.

MINUTES

Page 1 of 2, line 11, add Robberstad as Member Absent

Page 1 of 2, line 43, add “Kohler, yes;...”

Motion 06-15-02PC

Motion by Lupo, seconded by Roszczewski, to approve the minutes of the February 2, 2015 meeting, as corrected.

MOTION CARRIED.

PUBLIC TIME—no one wished to address the Commission.

UNFINISHED BUSINESS—the Planning Commission members were asked to review the Zoning Ordinance and Master Plan in preparation for the next meeting to discuss any necessary changes or updates.

NEW BUSINESS

Helena Chemical Site Plan hearing opened at 7:10 p.m.—Helena Chemical is looking to purchase parcels 44-009-021-008-00 & -10, including the buildings. They plan to renovate (and add addition to) the existing building into an office, install a vehicle scale, construct a 200’ x 80’ fertilizer building, and tanks for chemical/seed storage. They maintain that chemical odors will not be an issue for neighbors as the odors would be contained in the buildings or very close proximity. They will work with local fire department regarding the proper handling of any fire at the location. The east portion of the property would be used for agricultural purposes as test plots. Heavy trucks will use the Van Dyke access and light traffic would be using the Shaw Rd access.

Construction Code Authority/Zoning Administrator supplied the PC with a letter addressing their concerns. The issues addressed were the lack of topographical information, elevations and watercourses indicated on the site plan, the lack of the lighting and landscape plans on the site plan. Additionally, no floor plans for construction were submitted.

1 The petitioner indicated that the site plan would be revised to include the requirements for the lighting and
2 landscaping plans on the site plan, the topo/elevations/watercourses would be updated and submitted.
3 Floor plans will be developed and submitted pending approval & closing of the property purchase.
4

5 Members of the public voiced concerns regarding the storage of chemicals/hazardous material on the site.
6 Those concerns were addressed to their satisfaction by the petitioner, who explained the types of materials
7 to be stored on site.
8

9 The PC discussed the need for a performance bond. This would be addressed by the Township Board.
10

11 The hearing was closed at 8:01
12

13 **Motion 06-15-03PC**

14 Motion by Van Den Berg, seconded by Lupo, to approve the site plan application of Helena Chemical,
15 pending the submission of missing information indicated in the Construction Code Authority letter dated
16 6/3/15; the resolution of concerns for the portion of the site that will spill over onto the Agricultural zoned
17 property (this could be amended on the site plan, re-zoned, or variance granted by ZBA); and a variance
18 for the height of the tanks that are indicated to be 36' above grade or the tanks to be installed below the
19 grade to meet the height requirements.

20 **MOTION CARRIED, with a roll call vote: Kohler, yes; Roszczewski, yes; VanDenBerg, yes; Foltz,**
21 **yes; Robberstad, yes; and Lupo, yes.**
22

23 Ron Cischke Special Land Use hearing opened at 8:02 p.m.—Mr. Cischke obtained a Special Land Use
24 approval in 1975 to operate a commercial business from his 26 acre parcel. The property has since been
25 split into 3 parcels. He no longer needs the SLU and would like to rescind it for his 16 acre portion,
26 parcel # 44-009-020-019-03.

27 **Motion 06-15-04PC**

28 Motion by Lupo, seconded by Foltz, to rescind the Special Land Use approval on parcel # 44-009-020-
29 019-03.

30 **MOTION CARRIED, with a roll call vote: Roszczewski, yes; VanDenBerg, yes; Foltz, yes;**
31 **Robberstad, yes; Kohler, yes; and Lupo, yes.**
32

33 Dennis Cischke—Mr. Cischke is not making any changes to his existing site plan. He is only appearing
34 before this Commission to submit an updated site plan for the parcel. He owns 5 acres of the original 26
35 from R. Cischke's SLU approval. During discussion with Mr. R. Cischke, Mr. D. Cischke, and Mr. Ron
36 Evans there were questions regarding the wording of the original approval, conditions of that approval
37 that may limit the SLU to the owner of record at the time it was granted, and the Zoning Ordinance(s). It
38 was the consensus of the PC to table any action to obtain information regarding the approval and any
39 subsequent changes to the approval and/or Zoning Ordinances.
40

41 Meeting was adjourned at 8:38 p.m.
42

43 These minutes are correct to the best of my knowledge.
44
45
46

47 _____
48 Robert Van Den Berg, Chair
49
50 _____

Lynne Foltz, Secretary

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