

PINE TOWNSHIP PLANNING COMMISSION  
7900 W. Second Street, Stanton MI 48888

Minutes of July 10, 2023 Quarterly Meeting

**CALL TO ORDER:**

The meeting was called to order at 5:00 PM by Scott Millard, Chair, followed by roll call and the Pledge of Allegiance.

Present: Scott Millard, Chair; Gary Christensen, Vice Chair; Jamie Gorby, Secretary; Tyler Nadeau, Township Board Liaison; Derek Buchholz, Dan Main.

Chris Bell arrived at 5:42. PM  
Nadeau left the meeting at 5:58 PM

**APPROVAL OF AGENDA:**

Motion - Main Support - Buchholz

MOTION PASSED

**APPROVAL OF MAY 22, 2023 MINUTES:**

Motion – Nadeau, Support – Christensen

MOTION PASSED

**PUBLIC COMMENT ON AGENDA ITEMS:**

Dawn Sweet, Pine Township – expressed desire that local (Township) control be maintained regarding the blight ordinance

**OLD/UNFINISHED BUSINESS:**

- Property Rezone/Special Use Permit  
Ronald Imhoff, 11157 W. Stanton Rd., Trufant, MI 49347, parcel #016-031-002-21  
To conclude the process begun at the Public Hearing held on May 22, 2023

Invitations to owners of neighboring properties within 300 feet were sent. No correspondence was received in response. Three neighboring owners were in attendance - Don Imhoff, Ron Christensen, and Mike Krause. These property owners expressed no opposition to the business operating on this property.

Imhoff explained to the Commission the drawing/layout of his property and that business hours would be sunup to sundown, with extended hours as needed. No berm will be required by the Commission. A log stack height limit of 12 feet is required.

Imhoff explained that the person who made the complaint regarding his business is a competitor who has caused trouble for him in the past and explained that his belief is that all that is required for Imhoff's business to be in compliance is a Special Land Use permit.

Bill Drews explained his role as Township Supervisor and that he brought the situation to the Commission based on Township ordinance requirements that all Township residents must follow.

Motion by Nadeau to approve the Special Land Use Permit request/ rezoning to Agricultural Commercial of the 2.21 acres at 11157 W. Stanton Rd., Trufant, MI 49347, parcel #016-031-002-21.

Support – Gorby

Roll call vote – Bell – Yes; Christensen – Yes; Gorby – Yes; Millard – Yes; Buchholz – Yes;

Main – Yes; Gorby – Yes.

MOTION PASSED

- Blight Ordinance Discussion/County Template/Pine Township Existing Blight Ordinance

Motion by Gorby to recommend to Nadeau for presentation to the Township Board that the Commission work from the current Township blight ordinance rather than working from the Montcalm County Commission template if the Board desires work on the Township blight ordinance. Supported by Bell.

MOTION PASSED

### **NEW BUSINESS:**

- Appointment/election of officer positions

Motion by Main to table the election to the next Commission meeting, as three Commission reappointments are scheduled at tonight's Township Board meeting. Supported by Gorby.

MOTION PASSED

- Set schedule/time of upcoming PC meetings

Commission agreed to continue the current schedule of quarterly meetings being held at 5:00 PM on the second Monday of each quarter of the year. 2023-2024 meeting schedule is as follows:

Monday, October 9, 2023 at 5:00 PM

Monday, January 8, 2024 at 5:00 PM

Monday, April 8, 2024 at 5:00 PM

Monday, July 8, 2024 at 5:00 PM

- Discussion of application templates/procedures for special use permits/rezoning

Julie Drews, Deputy Supervisor, will look for Special Use Permit Application samples to assist the Commission in seeing what can be improved in order to create detailed application forms to help prevent problems that arise from ambiguity.

- Review and comment on Spencer Township Master Plan as requested.

The Commission has no comment at this time.


**PUBLIC COMMENT ON NON-AGENDA ITEMS:**

Bill Drews, Pine Township Supervisor, discussed service on the Commission, that three positions are up for reappointment at tonight's Township Board meeting, and asked whether members wish to serve. He addressed a complaint from Ronald Imhoff that had been expressed during the Public Hearing.

Leslie Rydahl asked that the Township website reflect that the Solar Ordinance has been approved. She also noted that tonight's and upcoming Planning Commission meetings are not current on the website.

**ADJOURNMENT:**

Motion by Gorby to adjourn the meeting at 6:29 PM. Support – Buchholz. MOTION PASSED.

  
Minutes submitted by Jamie Gorby, Secretary

Typed by Barbara Kaaikala