

APPROVED MINUTES
PINE TOWNSHIP PLANNING COMMISSION
7900 W 2nd Street, Stanton MI 48888
Monday, March 14, 2022

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

Present:	Scott Millard, Chairman	Bob Behrenwald
	Gary Christensen, Vice-Chairman	Dan Main
	Jamie Gorby, Secretary	
	Tyler Nadeau, Board Liaison	

Late: Chris Bell arrived at 5:07 PM

Gorby moved, supported by Behrenwald, to approve the agenda with a correction to add Andrew Zylstra's home address. Motion carried.

The Commission continued the hearing that was initiated at the February 14, 2022 meeting regarding the Special Land Use petition of Levi Yoder, 4885 Backus Rd, Lakeview, MI 48850, to move a sawmill to this address for the purpose of cutting logs into lumber. Public Notice of the hearing began on February 14, 2022, notice was mailed to the surrounding property owners within 300 feet of this property on January 31, 2022 and notice of public hearing was published in The Greenville Daily News.

Behrenwald asked to see the site plan. Millard explained the site plan to Behrenwald and Christensen.

Millard stated that he had received no written comments in reference to the mailed Public Notices and asked for public comment on this petition. Mrs. Robert Miller of 4712 Backus Rd. Lakeview, had received the Public Notice and spoke in support of the petition. There was no other public comment.

Hours of operation: M-F 7:30 AM – 5:00 PM with an occasional Saturday approximately 7:30 AM-2:00 PM.

Traffic flow anticipated to be equal to current traffic flow.

Nadeau moved, supported by Gorby, to approve the petition and send it to the Pine Township Board for final approval at their meeting on this date, 3/14/22.

Roll call: Behrenwald – Yes; Christensen – Yes; Bell – Yes; Millard – Yes; Gorby – Yes; Main – Yes;
Nadeau – Yes. Motion carried.

The Commission continued the hearing that was initiated at the meeting on February 14, 2022 regarding the Special Land Use petition of Andrew Zylstra, 9876 14 Mile Rd, NE, Rockford, MI 49341 to continue the mining of minerals and reclamation of the site formerly known as Dana Sweet & Sons (gravel pit), 7501 W. Briggs Rd., Stanton, MI 48888, parcel number 016-026-001-20. Public Notice of the hearing began on February 14, 2022, notice was mailed to surrounding property owners within 300 feet of this parcel and published in the Greenville Daily News. Further notice went to the Daily News on 2/21/22 and letters were again sent to property owners within 300 feet of this parcel on 2/28/22.

Millard explained that Zylstra desires to operate as a business for 5 – 10 years, then create a building site. He has received no written comments as a result of the Public Notices and asked to hear public comment and discussion in reference to this Application.

Joel Black asked for a berm that will go down to the river, no grinding of rocks until noon, and reduction of the speed limit in the area to 45mph for safety.

Bill Drews addressed the speed limit issue, stating that this had been addressed in the past and that the Township has no authority over the speed limit. Drews asked for plan of when operations would begin.

Zylstra stated he has a purchase agreement pending approval of the Special Land Use Application by the Township. He believes his equipment will not be noisy and that a berm won't be necessary. A mobile screen setup will be used.

Millard asked whether dust would be created. Zylstra stated there would not be dust. He will hire a company to do crushing periodically, which would be completed within one week. He wants to reclaim the property and would follow Township regulations in doing so.

Proposed hours are 7:30 AM – 5:00 PM Monday – Friday with occasional Saturday hours likely 7AM-2:00 or 3:00 PM. Tandems all the way up to gravel train will be going in and out.

Main asked about target market – Zylstra replied this depends on what is found there and where the market is.

Zylstra stated he has been in business with his parents, GreenRock Landscape Supply on M-57, his entire life.

Christensen asked how close to the Flat River the operation would be. Zylstra stated he doesn't anticipate mining material in that area and doesn't anticipate coming closer than 400 feet.

Jerome Black shared concerns about property lines and interruption of hunting during hunting season. Zylstra explained his intention to cooperate with neighbors in this regard.

Bill Drews – asked for clarification on Zylstra's ownership status/work that has been done. Drews explained that the bridge on M-91 in Langston will be closed for a period of time (exact time unknown) and is concerned about truck traffic damaging the road. Zylstra explained that his purchase agreement is pending approval by the Township of this Special Land Use petition.

During public comment: Joe Petersheim stated that he lives across the road and supports Zylstra's request. Terry Crawford also voiced support of Zylstra's request.

Nadeau moved, supported by Bell, to approve the Application and send it to the Pine Township Board for approval at the meeting to be held at 7:00 PM on this date, 3/14/22.

Behrenwald – Yes; Christensen – Yes; Bell – Yes; Millard – Yes; Gorby – Yes; Main – Yes; Nadeau - Yes

Motion carried.

Behrenwald moved, supported by Christensen, to approve the February 14, 2022 Minutes. Motion carried.

Old Business:

Nadeau asked for status of the Wind Ordinance that had been sent to Montcalm County Commissioners.

The Pine Township Board has received a letter from the Montcalm County Planning Commission in response to having received the proposed Pine Township Wind Ordinance.

Christensen requests to be notified when the Township Board deliberates the Ordinance and to have input to explain the Ordinance to the Board.

Nadeau moved that the Planning Commission invite lawyer Leslie Abdoo to a special meeting between the Planning Commission and the Pine Township Board. After discussion, the motion was not acted upon and Nadeau will ask the Township Board to invite Leslie Abdoo to the upcoming Board meeting in which the Wind Ordinance will be discussed and possibly voted on.


New Business: None

Public Comment: None.


Adjournment: Behrenwald moved, supported by Bell, to adjourn the meeting at 5:55 PM. Motion carried.

Respectfully submitted,

Jamie Gorby, Secretary

A handwritten signature in black ink, appearing to read "Jamie Gorby", written over a horizontal line.

Signature

A handwritten date "4-11-2022" in black ink, written over a horizontal line.

Date of Approval

Minutes typed by Barbara Kaaikala, Recording Secretary