

Wilson Township Planning Commission
Regular Meeting
January 4, 2017

CALL THE MEETING TO ORDER: Chair John Mathers called the meeting to order at 6:00 PM and led the Pledge of Allegiance.

ROLL CALL: Planning Commission (PC) Members Present: Jeff Argetsinger, Mark Wuerth, John Mathers, Ray Guzniczak, Mel Nowland, and Aaron Nordman. Also present: recording secretary Marilyn Beebe, planner Scott McPherson, and adjacent property owner Dan Roesner.

APPROVAL OF MINUTES: Moved by R Guzniczak and second by M. Nowland to approve minutes from the November 2, 2016 Wilson Township Planning Commission meeting. Voice vote: Ayes 6, Nays 0.

MOTION CARRIED.

AGENDA ADDITIONS

1. 2017 Schedule of meetings: Moved by J. Argetsinger, second by M. Wuerth to approve the 2017 Wilson Township Schedule of Meetings. Voice vote: Ayes 6, Nays 0. **MOTION CARRIED.**
2. Preliminary site plan for Alpena Oil after public hearing.

CITIZENS COMMENTS ON NON-AGENDA ITEMS: None

NEW BUSINESS:

1. Public Hearing – Bill Zibell Rezoning Application 1760 BC-EJ Road: Scott gave an update on the rezoning application. The rezone is being requested to increase interest in the property by changing it from RDA (minimum lot size of 10 acres) to RR1 (minimum lot size of 3 acres). The rezone of the 53 acres could result in potentially 13 to 14 lots. Mr. Drews, representing Mr. Ziebell was not able to attend the public hearing and requested that the final rezoning decision be postponed to the next planning commission meeting. A public comment period was opened at 6:10 PM. Correspondence commenting on the rezoning was received from Ari Papadakos, Haggard's Plumbing & Heating, and Mr. & Mrs. Larry McCans. Mr. Daniel Roesner who owns an adjacent parcel spoke on behalf of himself and Mr. Ari Papadakos, who could not attend the meeting. They are concerned about safety as their properties are used for hunting purposes and density as it would bring additional residents to the area. Moved by M. Nowland, second by R. Guzniczak to postpone the rezoning application to the February planning Commission meeting. Voice vote: Ayes 6, Nays 0. **MOTION CARRIED.**
2. Reviewed a preliminary site plan for Alpena Oil for a gas station and convenience store at the mini golf course location. Gas line easements in the plan have been approved by the gas company. Scott noted that a special use permit will be required.

OTHER COMMUNICATIONS / REPORTS

1. Planner and Zoning Administrator's report: submitted.

ADJOURNMENT: Moved by R Guzniczak, second by M. Nowland to adjourn the meeting at 7:02 PM. Voice vote: Ayes 6, Nays – 0. **MOTION CARRIED.** The next regular meeting is scheduled for 6:00 PM February 1, 2017.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary