

Wilson Township Planning Commission
Regular Meeting
February 1, 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, and Mel Nowland. Absent: Aaron Nordman. Also present: recording secretary Marilyn Beebe, planner Scott McPherson, from Alpena Oil Jere Johnston and from Performance Engineers Jim Malewitz.

APPROVAL OF MINUTES: Moved by M. Nowland and **second by** R. Guzniczak to approve minutes from the January 4, 2017 Wilson Township Planning Commission meeting. Voice vote: Ayes 5, Nays 0, Absent 1. **MOTION CARRIED.**

AGENDA ADDITIONS

1. Planning Commission Vacant Position Appointment as #2 under New Business.

CITIZENS COMMENTS ON NON-AGENDA ITEMS: None

NEW BUSINESS:

1. Special Use Public Hearing for Alpena Oil Company proposed grocery store with gas pumps located at 01231 M-75: S. McPherson reported that Alpena Oil Company has submitted a special use permit application for a grocery store with gas pumps at 01231 M-75. The property is 4.9 acres located in the Community Service Commercial zoning district with 350' of M-75 road frontage. Scott also noted that he had received a couple of phone calls with questions about the special use permit request. He was able to answer their questions with no concern expressed by the callers. An updated site plan was provided. Mr. Malewitz handed out proposed lighting structures. The revised plan, which included a landscape plan, was discussed. Emergency services have reviewed the plan and noted no problems. The stormwater plan has been submitted to the county for approval. The meeting was opened at 6:26 PM to the public for comment. As no comments were received, the meeting was closed to the public at 6:26 PM.

Special Use Permit Findings of Fact for 01231 M-75 SUP2017-01: Standards met with conditions: MDOT permit, Stormwater permit from the county, permit for gasoline storage tanks (State of Michigan requirements). **Moved by** J. Argetsinger and **supported by** M. Wuerth to approve the Special Use Permit for 01231 M-75 SUP2017-01. Ayes: 5, Nays: 0, Absent 1. **MOTION APPROVED.**

Site Plan Review for 01231 M-75 S Alpena Oil Company Grocery Store with Gas Pumps: Standards met with conditions: Stormwater permit from the county, final lighting approved by planner, MDOT permit, permit for gasoline storage tanks installed to State of Michigan requirements, utilities buried, sign permit obtained. **Moved by** M. Nowland and **supported by** M. Wuerth to approve the Site Plan for 01231 M-75 S Alpena Oil Company Grocery Store with Gas Pumps. Ayes: 5, Nays: 0, Absent: 1. **MOTION APPROVED.**

OLD BUSINESS

1. Bill Zibell rezoning application for 1760 BC-EJ Road: Postponed pending sale of the property.
2. Planning Commission Appointment: Marv Potter and Norm Vogt both submitted applications to fill the vacancy on the planning commission. **Moved by** R. Guzniczak and **supported by** M. Nowland to recommend that the Board of Trustees appoint Norm Vogt to fill the vacancy on the Wilson Township Planning Commission. All ayes by voice vote. **MOTION CARRIED.**

OTHER COMMUNICATIONS / REPORTS

1. Planner and Zoning Administrator's report: submitted. J. Argetsinger reported that at a recent road commission meeting, the county recommends looking at improvements to Snyder Road, Anderson Road, Marvon Road and Wilson Road.
2. M. Wuerth expressed concern about the hill on Zink Road. With no place to plow the snow, the width of the road at the hill has become dangerous. J. Argetsinger indicated that he would communicate Mark's concern to the county.
3. S. McPherson reported that there has been some interest expressed to him for the property between Cranes and M-75 Service Center.

ADJOURNMENT: Moved by M. Nowland and **supported by** R. Guzniczak to adjourn the meeting at 7:30 PM. Voice vote: Ayes: 5, Nays: 0, Absent: 1. **MOTION CARRIED.** The next regular meeting is scheduled for 6:00 PM March 1, 2017.

Respectfully submitted,

Marilyn Beebe, Recording Secretary

Mel Nowland, Secretary