

Wilson Township Planning Commission
Regular Meeting – August 5, 2015

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

ROLL CALL: Present: John Mathers, Aaron Nordman, Jeff Argetsinger, Mark Wuerth, Ray Guzniczak, and Mel Nowland. Absent: Jon Jasinski. Others present: Scott McPherson, Planner, Marilyn Beebe, Recording Secretary and Joe Hughes with Wolverine Power.

READING OF MINUTES: **Moved** by Mel Nowland with **support** by Ray Guzniczak to approve as presented the minutes from the July 1, 2015 Planning Commission (PC) meeting, Discussion: None.
Voice vote: Ayes - 6, Nays - 0, Absent - 1. MOTION CARRIED.

CITIZENS COMMENTS ON NON AGENDA ITEMS: None

NEW BUSINESS:

1. Wolverine Power Preliminary Review – Advance Substation. Scott noted that Mr. Joe Hughes was present to request a preliminary site plan review for a new substation to be located on CH Smith property off Peck Road (from Marshall Road). Scott noted that the use will be located in the Rural Residential District and is a use by right.

Mr. Hughes provided the group with an overview of the project.

- A new transmission station is being built in Elmira
- There will be three lines feeding from the existing transmission station in Advance (to Alba, Boyne City, and Elmira).
- The energized station in Elmira will require improvements to the Advance station. However, the existing Advance station has no room for improvements, thus a new station is being proposed.
- Mr. Hughes reviewed the general development plan:
 - Wolverine Power will be purchasing 11 ½ acres from the CH Smith parcel.
 - Parcel will be landscaped. Dirt that is removed will be used by CH Smith for fill dirt
 - Tallest structure will be about 80' with a 19' mast.
- Mr. Hughes requested a special meeting for August 26th to expedite the process.
- **Moved by** Ray Guzniczak **with support** from Mel Nowland to reschedule the September 2, 2015 meeting to August 26, 2015, 6:00 PM. **Voice vote: Ayes - 6, Nays - 0, Absent - 1. MOTION CARRIED.**

OLD BUSINESS: NONE

OTHER COMMUNICATIONS REPORTS:

1. Planner and Zoning Administrator's report – submitted.
2. Jeff Argetsinger:
 - Received a call complaining about mud bog races that are taking place on Pearsall Road. The group felt that this issue was a sheriff issue.
 - Reported on the recent special meeting regarding a Special Assessment District for Healey Road improvement.
 - Reported that he has had several cemetery lots that have been double and triple sold. Jeff noted that there is no language in the current cemetery ordinance addressing this issue and an amendment may be needed. Jeff also noted that the next MTA meeting is on cemetery records and he will report back after the MTA meeting.
3. Mark Wuerth felt that the screening at Boyne Valley Storage is hardly acceptable. Scott noted that the screening meets the site plan requirements.
4. Beebe reported that the township was awarded \$14,000 from the Polling Place Grant that will be used to improve the Fall Park parking lot. Scott noted that perhaps this award could be used in conjunction with the Michigan National Resources Trust Fund. He will talk to Todd.

ADJOURNMENT: With no further business to come before the Wilson Township Planning Commission, Mel Nowland **moved** to adjourn, with **second** by Ray Guzniczak. **Voice vote: all ayes. MOTION CARRIED.** The meeting was adjourned at 7:09 PM.

Respectfully submitted

Marilyn L. Beebe, Recording Secretary

Mel Nowland, Secretary

DRAFT