

7: 10 pm: Chairman Van Berlo opened the meeting to a public hearing.

Mr. Dohm advised that a public hearing was published, posted and mailed as required by the Michigan Rural Zoning Act.

Mr. Dohm presented a letter from Stefan Scholl, P.C., representing West Conway Storage Facility Owners Association (*attached page 6*), indicating they had no objection to the application and supports approval. Mr. Dohm presented a road easement deed restriction document supplied by Mr. Bill Hoffman (*attached pages 7&8*), and advised there had been one phone message from Fred Hackl (*attached page 9*), concerning drainage. All three of the above were entered into the record.

Chairman Van Berlo asked Dave Russel if he would like to comment on the Myer's presentation. Mr. Russell commented that the revised site plan addressed some of the issues noted in the presentation.

Mr. Dick Noggle, representing West Conway Storage Facility was concerned with use of the road and water issues experienced in the past.

Mr. Bill Hoffman, representing SYS storage units, reiterated road restriction placed on the section off of M-119 as outlined in the above mentioned record entries above. He advised that those restrictions apply, limiting certain trucks, to this project.

Mr. Hoffman also questioned the restrictions from § 901, ¶ 3 indicating the need for 200 ft. of frontage on a public road. Mr. Dohm responded that this use was more defined in ¶ 4 and that was not a requirement. All of the requirements in ¶ 4e) allows the Planning Commission to modify or waive specific performance features required in that section where it can be demonstrated that no good purpose would be served by strict application of those standards.

Mr. John Jorgensen expressed his concern for heavy trucks breaking up the shared road.

Mr. Noggle again emphasized the drainage, and effect of heavy traffic on the access roads, He showed the Board photos from his cell phone of water effecting the road.

Chairman Van Berlo asked if there were any further public comments. There were none.

7:50 pm: Chairman Van Berlo closed the public hearing and went into open session.

Chairman Van Berlo recommended the case be tabled until the next meeting.

Mr. Dohm thought it was necessary to let the applicant know how the Board viewed the issue of modifying or waiving specific performance features required in ¶ e) as it relates to this project before he decides to proceed.

Chairman Van Berlo expressed his view that, providing concerns expressed by the public are addressed, he sees no problem waiving some of the provisions. He asked the other Board members for their thoughts. It was the consensus that waivers would be considered, but no commitment would be made without further review.

Chairman Van Berlo then motioned to table the decision in order that the following be timely provided and returned to the Board for their next meeting to be held June 7, 2022:

1. Provide additional details on planned retaining wall, including wall locations, wall height, material being used for construction.
2. Additional details on private access easement – where does it start/stop.
3. Where is the gate to be located in conjunction with its current location.
4. What limitations apply to use of the easement.
5. Include planned driveway and road access revisions.
6. Provide engineer's written verification that the drainage plan shown will control site water and not create runoff onto neighboring properties or provide a design that will provide proper water control methods.
7. Indication of the types of materials intended to be stored on site.
8. Submitted plans shall be stamped, sealed and signed by the engineer of record.
9. Any other details that can be provided that will provide information and clarity on how this parcel shall be used.

Upon support by Mr. Radle a roll call vote was called as follows:

Mr. Van Berlo yea
Mr. Fairbairn yea
Mr. Radle yea
Mrs. Snyder yea
Mr. Chattaway recused

4 yea, 0 nay, 1 recused

Chairman Van Berlo declared the motion approved.

8:00 pm: Chairman Van Berlo declared a ten minute recess.

8:10 pm: Chairman Van Berlo called the meeting back to order.

Mr. Chattaway then rejoined participation in the meeting.

Master Plan update review: Mr. Myers reviewed and opened further discussion on Chapter 5: "COMMUNITY GOALS AND POLICIES" and Chapter 6: FUTURE LAND USE.

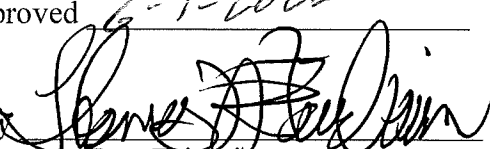
There were various comments from Commissioners, Staff and the public in attendance as Mr. Myers went through each segment. Mr. Gallagher commented on his application to rezone that would be coming up at the next meeting.

Open Discussion for issues not on the agenda:

- a. **Correspondence:** By-laws: Mr. Dohm presented a copy of the amended PC By-Laws amended April 5, 2022.
- b. **Planning Commission Members:** None.
- c. **Township Board Members:** Supervisor Dohm reported that Harbor Springs Excavating had submitted an application to rezone property on the North side of W. Conway Rd. across from the Pure North Investment property subject of this night's hearing. A hearing would be held on the case on June 7th.

Supervisor Dohm reported that there was an Introduction to Planning & Zoning MTA training session to be held in Gaylord on May 9th. He offered it to the Board, but if they prefer to use a recorded version of the session in house at a later date, he would arrange for it. It was the consensus of the Board to have an in house version at a later date.

Adjourn: There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 9:07 pm.

Date approved 6-7-2022
Secretary 
Tom Fairbairn

Respectfully Submitted,

William P. Dohm,
Supervisor