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GOODLAND TOWNSHIP
PLANNING COMMISSION
MEETING
March 12, 2020

A meeting of the Goodland Township Planning Commission was held at the Goodland Township Hall, located at 2374 N Van Dyke Rd, Imlay City, MI 48444; pursuant to notice duly posted.

Board Members Present: Larry Kohler, Roger Roszczewski, Dan Steckly, Mike Bissett

Board Members Absent: Lynne Foltz, Mike Juip

Others Present: Norm Tanis, George Foltz, Stephen Groat, Eddie Fahley, Greg Dennis, Betty Burton, Ron Cischke, and Amy Nolin

Vice-Chair Kohler called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

MINUTES

Motion 03-20-01PC

Motion by Roszczewski, seconded by Bissett, to approve the minutes of the October 17, 2019 meeting as presented.

MOTION CARRIED, with a roll call vote: Kohler, yes; Roszczewski, yes; Bissett, yes; and Steckly, yes.

AGENDA

Add Public Time before the Hearing

Swap Rezoning & Site Plan during the Public Hearing

It was the consensus of those Commissioners present to proceed with the agenda as above.

PUBLIC TIME—the Commissioners received comments from the public.

PUBLIC HEARING (opened at 7:20 p.m.)

Helena, represented by Greg Dennis and Eddie Fahley, is requesting to change the existing site plan to add a shop building, seed bins, outlet control for the sediment detention pond and the pond's expansion, and extend the use to the east 144' (asking to have that portion rezoned Industrial). He presented documentation from MiDEQ that they do not require any additional permits related to these requests.

Dennis presented that the seed building will be dyked to prevent any spillage (like the existing liquid building). They will continue to have annual walk-throughs with the Fire Dept to coordinate an emergency plan (only allow fire defense of the office building). Any run off would be contained by the detention pond.

Discussion was held regarding the ground-level scale that was approved by the ZBA and whether that area should be bermed. Fahley & Dennis informed the PC that the equipment on site would not change before or after construction. They also discussed that the Township should be providing a fence on the North property line (as agreed to during the park project). Helena would prefer a 5', chain link style. A letter from the Zoning Administrator was received. All concerns in the letter were addressed. It was the consensus of the Planning Commission not to require any greenbelt around the site due to the distance of neighboring property owners. Any issues with ingress/egress off Van Dyke are with MDOT and do not need to be addressed by the Township.

Additionally, Helena is requesting that an additional 144' to the East (175' from the back of the office building) be re-zoned to Industrial to allow for the above site plan changes. This would equate to an additional 2.712 acres but would still leave 10.3 acres—with 550' of road frontage—in Agricultural zone. If this is approved, the exiting loading dock on the liquids building would be removed and the natural

1 topography would allow loading from the new seed building. This new seed building would be 85-90'
2 from the new Industrial line.

3
4 There is some question about how setbacks work when a single property has multiple zones and is not
5 measured from a property line.

6
7 Discussion ended, and the Public Hearing was closed at 7:45 p.m.

8
9 **Motion 03-20-02PC**

10 Motion by Roszczewski, seconded by Bissett, to approve the site plan changes as presented by Helena.
11 **MOTION CARRIED, with a roll call vote: Roszczewski, yes; Kohler, yes; Steckly, yes; and Bissett,**
12 **yes.**

13
14 **Motion 03-20-03PC**

15 Motion by Roszczewski, seconded by Bissett, to approve the rezoning of 2.712 acres on the east side of
16 the Helena property to Industrial, as per their request.
17 **MOTION CARRIED, with a roll call vote: Steckly, yes; Bissett, yes; Kohler, yes; and Roszczewski,**
18 **yes.**

19
20 **Motion 03-20-04PC**

21 Motion by Roszczewski, seconded by Bissett, to postpone election of officers until a future meeting with
22 a full Board.
23 **MOTION CARRIED.**

24
25 The next Regular Meeting will be Thursday, April 9, 2020 at 7:00 p.m.

26
27
28 Meeting adjourned at 7:58 p.m.
29 These minutes are correct to the best of my knowledge.

30
31
32 _____
33 Larry Kohler, Vice-Chair

34 _____
35 Lynne Foltz, Secretary

36 _____
37 Amy Nolin, Recording Secretary