

Millington Township Planning Commission
Monday, November 30, 2023, at 6:00 P.M.
8553 State Street, Millington, MI 48746

Public Hearing & Regular Board Meeting Minutes

Meeting Called to Order at 6:00 P.M. by Zavitz.

Members Present: Alvin Zavitz, Chairman; Ed Maschke, Vice Chairman; Luanne Jaruzel, Millington Township Board and Planning Commission Representative; and Doyle Pletcher, Board Member.

Members Absent: Jennifer Koch, Secretary.

Robert Loomis, Acting Millington Township Zoning Ordinance Administrator Present: Yes.

Guests: There were 20 guests.

Planning Commission Meeting

- Luanne Jaruzel asked to be removed from the Planning Commission's review / discussion of the TCA Management LLC proposal for a Special Land Use Permit, due to possible conflict of interest or possible negative light on the Millington Township Planning Commission. Luanne reserved the right to speak during the public comment as a citizen of Millington Township.
- Alvin Zavitz read the Special Land Use Permit for 10222 Shariden Road Millington Michigan. Mr. Gilling confirmed that this was an extension of the existing SLUP, with no additional land added.
 - Zavitz questions if the 249 acres was the same as the original SLUP. Gilling noted that the acres was less due to the removal of the rail trail land and one other small parcel, thus a total of 189.20 acres. The final acreage needs to be confirmed, but it would be slightly less than the 189.20 acres due to the rail trail.
 - Zavitz then asked Robert Loomis to clarify the information provided on the Complaint Officer & Annual Inspector report that was provided to the Planning Commission. Robert Loomis confirmed that there were no confirmed violations to the SLUP other than one misunderstanding regarding bringing sand in to mix with gravel. Which was resolved quickly, and Gilling removed the sand from property. Currently the Township has no outstanding issues.
 - Pletcher raised a concern of stone being brought in from the Caro sugar beet factory. The Township had no records of this concern. Gilling confirmed that when Terry Jones was Supervisor, two loads of stone was brought in for erosion control and never left the sight. The concern was reviewed by the DEQ, and it was confirmed that there was no issues or violations.

Public Hearing

- Pletcher motioned to close the Planning Commission Meeting and immediately open the Public Hearing for TCA Management LLC proposal for a Special Land Use Permit. Seconded by Maschke. Zavitz called for a roll call vote: Pletcher - aye; Maschke - aye; and Zavitz - aye. Motion Carried.
- Zavitz welcomed the guests and opened the Public Hearing for Public Comment(s):
 - Luanne Jaruzel, read and provided a copy of her concerns. The main concerns were with offsite materials being brought in and other potential violations over the years.
 - Lorraine Martin, read and provided a copy of her concerns. Concerns with offsite materials being brought in, SLUP should have stiffer penalties and stiffer enforcements.
 - Sheryl Boegner, read the remaining portion of the concern that Luanne provided.
 - Anastasia Schmaltz, has concerns with equipment around her horses and children's safety. Referenced the land that is being clear cut.
 - Bill Shay, concerns with trucks bringing in material due to trailers coming in slowly with covers on and leaving with them off. Provided a list of dates when 10 trucks came in between 6/5/23 and 8/28/23 with covers.
 - Duane Church, concerns with wetlands being affected.
 - Luann Jaruzel noted that there might possibly be additional letter sent to Jennifer Koch.

- Pletcher motioned to close the Public Hearing Comments and to close the Public Hearing. Seconded by Maschke. Zavitz called for a roll call vote: Pletcher – aye; Maschke - aye; and Zavitz - aye. Motion Carried at 6:20 PM.

Old Business

- None

New Business

- Discussion of the TCA Management LLC proposal for Special Land Use Permit.
 - Zavitz questioned Robert Loomis on if EGLE inspects the pit in regards to wetlands. Loomis confirmed and deferred additional questions to Gilling. Gilling confirmed that EGLE permits are pulled, and the last inspection was about 3 months ago.
 - Pletcher question the removal of trees and brush for the purpose of creating a gravel pit. Gilling confirmed that there is a 50-acre parcel that the current owner is clearing. Gilling has the property under contract to purchase. Under this contract, Gilling has cleared the stumps and is planning to rent the land to Szikszay Farms as farmland. This acreage is not included in the SLUP.
 - Pletcher questioned the setback feet. Gilling noted that the permit setbacks was changed to 100 feet match another permit that was just approved.
 - Zavitz requested to have a copy of the EGLE wetland reports from the inspections that have been conducted within the last 4 months.
 - Stopped with 22:57 minutes left on the recording.
 - After discussion, Maschke motioned to approve the SLUP, contingent on confirming the total acreage, 100-foot setback included vs. 50-foot, report or feedback from the EGLE inspections that were recently conducted, and the Millington Township Zoning Ordinance Administrator to enforce the restrictions of the SLUP. There was no second, so the motion was not voted on.
 - Pletcher made a motion to deny the SLUP. It was seconded by Zavitz. Zavitz called for a roll call vote: Pletcher – aye; Maschke - nay; and Zavitz - aye. Motion was not carried by the majority of the 5-person board.
 - Zavitz informed Gillings that the board was not going to approve the early renewal of the SLUP at this time.
 - Gillings expressed his concerns with the decision based on not having any formal (put in writing) violations, he is asking for the same SLUP as the last early renewal that was approved and is willing to work with the same SLUP terms as one just approved within the last few months. Feels that the accusations made are false.

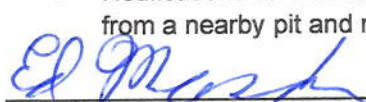
Next tentative Regular Board Meeting will be Monday January 8, 2024, at 6:00 P.M.

Adjourn

Maschke motioned to adjourn. Seconded by Jaruzel. Meeting adjourned by Zavitz at 6:52 P.M.

Attachment(s)

- Millington Township Complain Officer & Annual Inspector report.
- Documents provided during the Public Hearing / Public Comments.
- Notifications and documents regarding the concern of Tri-County Aggregates hauling in sand from a nearby pit and mixing.


Ed Maschke, Acting Secretary


Alvin Zavitz, Chairman