

Meeting Minutes
Augusta Charter Township
Regular Planning Commission Meeting
Township Hall

Wednesday, January 19, 2022

6:30 PM

1. Call to Order

The meeting was called to order by Chair Yurk at 6:30PM

2. Pledge of Allegiance

Chair Yurk led Pledge.

3. Roll Call and Recognition of Visitors.

In Attendance: Robert Yurk, David Hall, Shelly Hurd, Linda Spence, Dan Woolf, Paul Rawlins. Absent: Janet Buxton. Also attending were Engineering Consultant Nicholas Bayley, Counsel Victor Lillich, representatives of Ranger Power, representatives of KB Nursery & Landscape Supplies, representative for Dollar General, representative for Lombardo Homes, and numerous members of the public.

4. Approval of Agenda

Spence made the motion to approve the Agenda, support by Hall. Motion carried unanimously.

5. Approval of Minutes

Woolf made the motion to approve minutes from November 17, 2021 Planning Commission Meeting, support by Hurd.

Roll Call: Ayes; Woolf, Spence, Hurd, Rawlins, Hall. Abstain; Yurk
Motion carried.

6. Public Hearings

**SLU 21-04, KB Nursery & Landscape Supplies, 11757 Whittaker (T-20-22-300-010),
Special Land Use – Nursery / Landscape Contractor Yard**

Attorney Mr. Paul Sugameli representing the Kahala brothers presented information as to the proposed Special Land Use. Stressed the operation of business was wholesale not retail.

Mr. Kahala was also present to answer questions and provided additional information.

The Planning commission received 2 letters in reference to KB Nursery & Landscape Supplies that were read (attached).

Motion to open Public Hearing made by Hall, Hurd 2nd. Motion carried unanimously.

Public hearing opened 6:46 PM

Residents voiced concern of noise/traffic and opposition to KB Landscaping. Vanessa Fulkner-Whittaker Rd., Corrine Falzon-Willow Rd., Dale-Lin Mallonen-Judd Rd. Bruce Rayburn-Whittaker Rd. was not opposed.

Spence motioned to close Public hearing supported by Hall. Motion carried unanimously
Public Hearing closed 7:03 pm

7. Business Items

a. **SLU 21-04, KB Nursery & Landscape Supplies, 11757 Whittaker (T-20-22-300-010), Special Land Use** – Nursery / Landscape Contractor Yard.

Motion to deny Special Land Use was made by Woolf and supported by Hall. Motion carried unanimously.

b. SLU 21-01, Railsplitter #2, Special Land Use, Large-Scale Solar Facility, north of Arkona, south of Talladay, east of Sanford, west of Gooding. T-20-19-400-001; T-20-19-400-002; 5655 Willow Road (T-20-30-100-002); 5760 Willow Road (T-20-30-100-003); T-20-30-100-004; 12439 McCrone Road (T-20-30-100-005); T-20-30-200-004; T-20-30-200-008; T-20-30-200-012; T-20-30-400-006; T-20-19-300-003; T-20-30-200-009; 12182 McCrone Road (T-20-30-200-010).

Mr. Drew Vielbig representing Ranger Power spoke briefly giving a recap of the Railsplitter #2 project.

Motion to approve Special Land Use was made by Chair Yurk with support from Hall. Chair Yurk read the Findings of Required Standards and Resolution of Approval (attached).

Roll Call: Ayes; Yurk, Woolf, Hall, Nays; Spence, Hurd, Rawlins.
Ayes:3 Nays: 3
Motion did not pass. Tie vote.

c. **SP 21-03, Railsplitter #2, Preliminary Site Plan** – Large-Scale Solar Facility.

It was determined that the commission could not review the Preliminary Site Plan as a Special Land Use permit is required.

At 8:19PM a 5-minute break was taken.
Meeting came back to order at 8:25PM

d. **SP 21-01, Dollar General, T-20-01-395-005, Final Site Plan** – General Retail Store.

Mr. Jacob Stouffer representing Dollar General was present to answer questions.

Mary Lula (Willis Rd.) requested some discussion on the Sewer/ water utilities. Chair Yurk entertained that discussion. She stated that Dollar General requested an easement on her

property. The easement was not a requirement of the site plan. She asked if she would be required to connect to the new city water and sewerage lines either when constructed or when she sold the property. Though discussion the request would require her person agreement and further investigation by her.

Motion to approve final site plan for Dollar General by Hall, Hurd 2nd. Motion carried unanimously.

Additionally, the Planning Commission voted on the exterior color of the Dollar General building. A red or gray option was presented.

Hurd motioned to approve the gray exterior and Rawlins supported. Motion carried unanimously.

e. SP 20-02, Whittaker Road Wetland Conservation Site, Final Site Plan (T-20-10-200-017) – Private wetland mitigation area.

Mr. Lyle Winn of Lombardo Homes spoke briefly and answered questions. He reported that all the required permits have been obtained.

Motion by Chair Yurk to approve with support from Woolf.

Roll Call: Ayes; Yurk, Woolf, Spence, Hurd, Rawlins, Nay; Hall.

Ayes:5

Nayes: 1

Motion Passed 5:1

f. Master Plan Update

The Master Plan Subcommittee will meet later this month to review the outcome of the survey. To date, 133 responses to the master plan survey have been received.

8. Public Comment

Public Comment Opened at 9:05 PM

Residents Jesse Carpenter - McCrone Rd. & Richard Hamill – McCrone Rd., commented on the Railsplitter Solar #2 project and placing a moratorium on the Large Scale Solar Facility ordinance.

Mike King – Willis Rd. voiced his concern of representation and that we should have public hearings when commercial sites are being developed such in the case of Dollar General.

Closed public comments at 9:14 PM

9. Communications

David Hall reported no new communication. Chair Yurk mentioned he had received a Michigan Association of Planning brochure for more training sessions and planned to share it with commissioners.

10. Adjournment

Chair Yurk motioned to close the meeting and Hall supported. Motion carried unanimously. Meeting was closed at 9:16 PM. Motion carried unanimously.