

Powell Township Planning Commission Meeting
101 Bensinger Street
Big Bay, MI 49808
July 17, 2024
Draft

1. **Call to Order:** The meeting was called to order at 7:00 p.m. by the Chair.
2. **Pledge of Allegiance:** The Pledge of Allegiance was recited.
3. **Roll Call:**
Members Present:
Phil Moran (Chair), Denise Hudson (Vice Chair) Nancy Gaines, Dianne Hall, Laura Mohrman and Kim Tull.

Members Absent:
Nick Korstad
4. **Approval of Agenda:** Motion to approve the July 17, 2024 Agenda (Hall/Mohrman) All in favor motion carried.
5. **Public Hearing Regarding Amendment of Certain Zoning Ordinances:**
 - a. The public hearing was called to order at 7:01 p.m. by the Chair.
 - b. Public Comment: none
 - c. The public hearing was adjourned at 7:02 p.m. by the Chair.
6. **Motion** to recommend that the Powell Township Board adopt the ordinance amendments concerning: (1) Tiny Homes; (2) Environmental Protection Strips; (3) Wellhead Protection Zone Areas; (4) Fences; (5) Storage Containers; (6) Marihuana Establishments; (7) Planning Commission Meetings and (8) Revised Fee Schedule (Moran/Gaines) roll-call vote: Hudson: Aye, Gaines: Aye, Moran: Aye, Hall: Aye, Mohrman, Aye and Tull, Aye. Motion carried.
7. **Public Hearing Regarding Application for Conditional Use Permit:**
 - a. The public hearing was called to order at 7:05 p.m. by the Chair.

- b. Dan Harrington from UP Propane gave a presentation in support of his application for a Conditional Use Permit to install a 45,000-gallon propane storage tank on property fronting on C.R. 550 in the vicinity of the Big Garlic River.
 - c. Dave Magadanz expressed environmental concerns about the placement of the proposed installation. Dan Harrington responded.
 - d. Michael Springer asked Dan Harrington to specifically identify any financial benefits to be passed along to Powell Township customers in the event the Conditional Use Permit was approved. Dan Harrington responded.
 - e. Gene Champagne noted that there was plenty of competition relative to propane distribution in Big Bay with four or five companies servicing the area.
 - f. Scott Fippinger questioned the exact placement of the tank and the extent of any clearing that would be required for the installation. Dan Harrington responded.
 - g. A letter in support of the issuance of the Conditional Use Permit was received from Reginald R Durant and read into the record. A copy of that letter is attached.
 - h. The public hearing was adjourned at 7:36 p.m. by the Chair.
- 8. Motion** to schedule a special meeting on Wednesday, July 31, 2024 at 7:00 p.m. to consider the merits of the Application for a Conditional Use Permit (Gaines/Moran) All in favor, motion carried.
- 9. Next Regular Meeting:** Wednesday, September 18, 2024 at 7:00 p.m.
- 10. Adjournment:**
Motion was made to adjourn at 7:45 p.m. (Hall/Mohrman) All in favor motion carried.