

**Powell Township Planning Commission Meeting**  
**101 Bensinger Street**  
**Big Bay, MI 49808**  
**September 18, 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, Nick Korstad, Laura Mohrman and Kim Tull.
4. **Approval of Agenda:** Motion to approve the September 18, 2024 Agenda (Hall/Gaines) All in favor motion carried.
5. **Approval of Minutes:** Motion to approve the August 21, 2024 Minutes (Hall/Korstad) All in favor motion carried.
6. **Public Comment:**  
  
Elizabeth Sanderson read a prepared statement on behalf of Renee Wicklund (a copy of which is attached as Exhibit 1 and made a part of this record by this reference) in opposition to the proposed propane storage/distribution facility sought by UP Propane. Ms. Wicklund owns 80 acres in Section 32, which section is adjacent to the site of the proposed facility.
7. **Updates from the Zoning Administrator:** None
8. **Unfinished Business:**
  - a. Clarification concerning ordinance approval: Board discussion followed clarifying which proposed amendments to the Zoning Ordinance needed to be delivered to the County for comment/approval. The secretary will follow-up with the necessary submission.

b. Non-conforming properties and future land use: Board discussion followed concerning the interrelationship between township non-conforming properties and the future land use map. Further discussion was had concerning obtaining a full-scale wall map size Future Land Use Map to aid in the updating process. Gaines offered to contact the county to obtain same.

**9. New Business: MTA model CREO**

The board reviewed the terms of the MTA model Compatible Renewable Energy Ordinance (CREO). It was noted that the model legislation uses Special Land Use Permitting (previously repealed in Powell Township in favor of the existing Conditional Use Permitting framework) in the Application Review section. Discussion followed concerning the need for clarification by the Township attorney regarding necessary revisions. The deadline to adopt a CREO is November 29, 2024.

**Motion to Recommend Adoption:** Motion to recommend adoption of the MTA model CREO, subject to the resolution of the Special Land Use application process issue and subject further to favorable review by the County and Township Attorney. (Mohrman/Hall) All in favor motion carried.

**10. Board Discussion:** No further discussion was had.

**11. Next Regular Meeting:** Wednesday, October 16, 2024 at 7:00 p.m.

**12. Adjournment:**

Motion was made to adjourn at 8:00 p.m. (Hall/Tull) All in favor motion carried.