

Powell Township Planning Commission
Findings of Fact Concerning
UP Propane LLC's Conditional Use Permit Application

Summary of Proposed Use

On April 18, 2024 UP Propane, LLC filed an application which, in part, requested a conditional use permit, pursuant to Article IX and Article III, Sec. 321(D)(2), to erect a propane storage/distribution facility on property located on County Road 550 just over the Powell County line as described on the attached site plan (Exhibit 1). The proposed site is located approximately one-quarter (1/4) mile from the Big Garlic River. The proposed facility would include a 45,000-gallon propane tank measuring 10'x70' standing 13' high which would be visible from the road as you enter Powell Township. Safety and oversight of the facility is regulated by the State of Michigan. The proposed site would be unmanned.

The proposed tank would be primarily for Powell Township customers but could be used for Marquette Township customers along County Road 550, on occasion. The plan would be for delivery vehicles to leave Gwinn full for delivery to customers in Marquette Township. The trucks would refill at the proposed location for Powell Township customers. Mr. Harrington estimated that the 45,000-gallon tank would be refilled nine (9) times per year. Seven (7) times during the winter and two (2) times during the summer. Each fill requires three (3) 12,500-gallon semi-tanker loads. UP Propane's delivery vehicles carry 2,500-gallon tanks.

Mr. Harrington indicated that there would be no guaranteed price reduction or other financial benefit to Powell Township customers related to the proposed facility. All of UP Propane's customers are charged the same rate. In the event storage and delivery costs are reduced, that savings, maybe a penny per gallon, might be passed along to customers. There was no evidence that the proposed facility/use would result in employment opportunities for Powell Township residents.

Findings of Fact Relative to the Proposed Use

A. The proposed propane storage/distribution facility would not be harmonious with and in accordance with the general policies and specific objectives of the Comprehensive Development Plan. Powell Township's Future Land Use Map indicates a preference for residential development along the County Road 550 corridor in this area. The proposed industrial use would conflict with residential development.

B. The proposed propane storage/distribution facility would not be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. Further, the proposed use would change the essential character of the same area. The area surrounding the proposed site is almost completely undeveloped. Introducing an industrial use in this area would be inconsistent in all material respects.

C. The proposed use would be hazardous or disturbing to existing or future neighboring uses in that it would: (1) introduce an industrial use into a currently undeveloped wilderness area; and (2) negatively impact desired future residential development.

D. The proposed use would diminish the value of the land, buildings, or structures in the area. The proposed use will include semi-truck traffic, delivery vehicle traffic, noise and potential automotive pollutants thereby diminishing the attractiveness of the surrounding property for anything other than industrial uses.

E. The proposed use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.

F. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

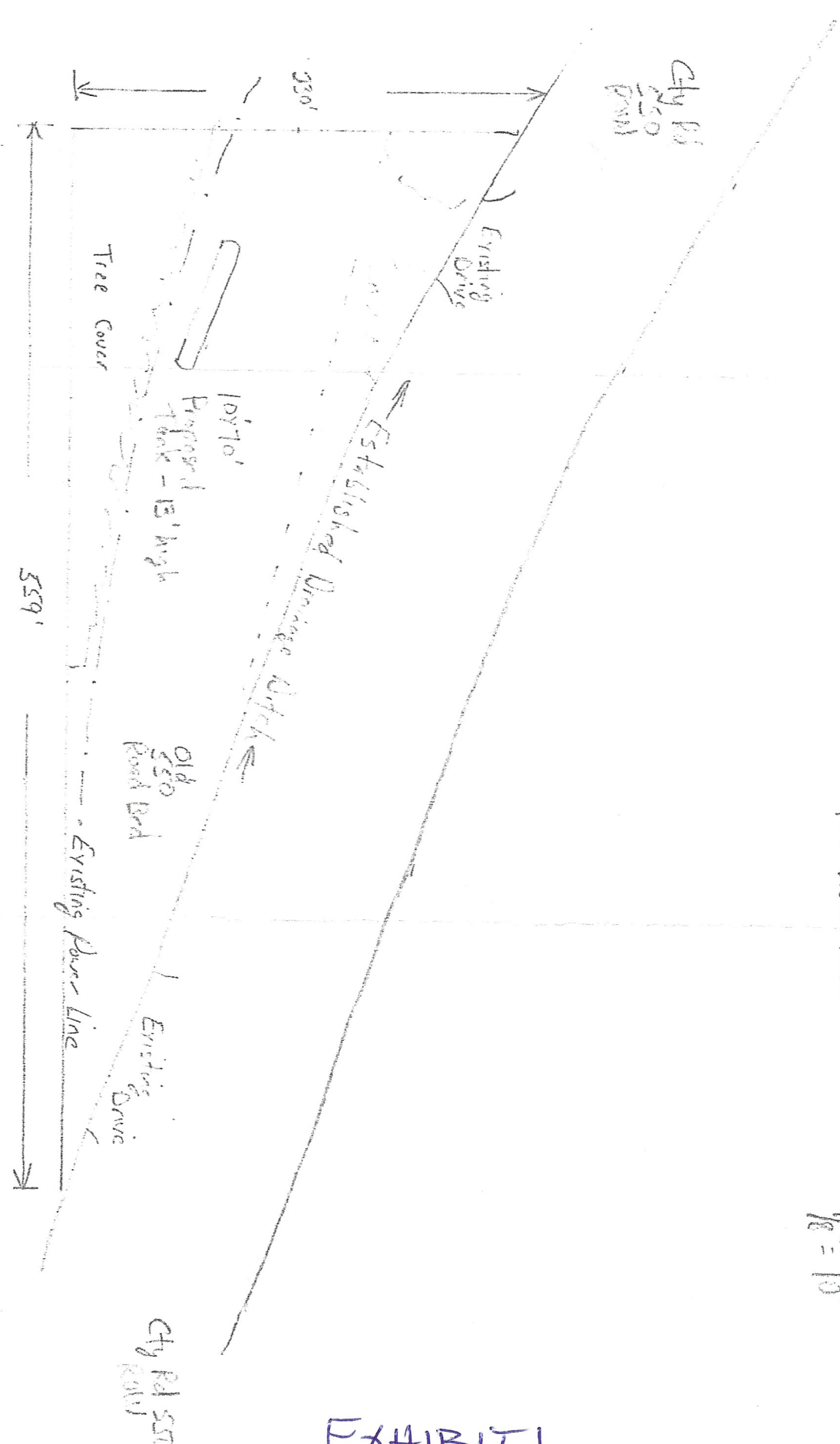
G. The proposed use will involve uses, activities, processes, materials and equipment and conditions of operations that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors. As set forth above, the proposed use will introduce semi and delivery truck traffic, noise and potential automotive pollutants to an otherwise pristine area primarily used for hiking, fishing, hunting and other recreational activity.

H. The proposed use will be not pose a risk to public health, safety and general welfare of the community in that the safety aspects of the site are regulated by the state.

I. The proposed site is permissible under Article III, Section 321(D)(2) and is therefore consistent with the intent and purpose of the specific zoning district in which it is located.

U.P. Arpore
 Dan Harrington
 906-282-7555

↑ N
 1/8" = 10'



TSDU, ROW, Ser 33, Beginning at a pt 1000 ft east of the
 SW corner of section 33, thence east 559 ft to City Rd 550 ROW
 thence Northwesterly along City Rd 550 ROW 682 ft, thence

EXHIBIT I

**POWELL TOWNSHIP
PLANNING AND ZONING COMMISSION
CONDITIONAL USE PERMIT RUBRIC**

The Planning Commission shall review the facts and circumstances of the application in terms of the following standards and shall find adequate evidence showing that the proposed use:							
A. Will be harmonious with and in accordance with the general policies or any specific objectives of the Comprehensive Development Plan.	Moran <small>(Agree/Disagree)</small>	Hudson <small>(Agree/Disagree)</small>	Mohrman <small>(Agree/Disagree)</small>	Hall <small>(Agree/Disagree)</small>	Gaines <small>(Agree/Disagree)</small>	Korstad <small>(Agree/Disagree)</small>	Tull <small>(Agree/Disagree)</small>
B. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area.	DISAGREE	DISAGREE	AGREE	DISAGREE		DISAGREE	DISAGREE
C. Will not be hazardous or disturbing to existing or future neighboring uses.	DISAGREE	DISAGREE	AGREE	DISAGREE		DISAGREE	DISAGREE
D. Will not diminish the value of land, buildings, or structures in the district.	DISAGREE	DISAGREE	AGREE	DISAGREE		DISAGREE	DISAGREE
E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.	AGREE	AGREE	AGREE	AGREE		AGREE	AGREE
F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.	AGREE	AGREE	AGREE	DISAGREE		AGREE	AGREE
G. Will not involve uses, activities, processes, materials and equipment and conditions of operations that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors.	DISAGREE	DISAGREE	AGREE	DISAGREE		DISAGREE	AGREE
H. Will protect the public health, safety and general welfare of the community.	AGREE	AGREE	AGREE	DISAGREE		DISAGREE	AGREE
I. Will be consistent with the intent and purpose of the specific zoning district in which it is located.	AGREE	AGREE	AGREE	DISAGREE		DISAGREE	AGREE