

DRAFT
Approved 11/2/22

WHITEHALL TOWNSHIP PLANNING COMMISSION MEETING MINUTES

OCTOBER 5, 2022.

- I. **CALL TO ORDER:** Meeting was called to order at 6 p.m. by Chair Molly Morin.
- II. **PLEDGE OF ALLEGIANCE:** The Pledge was said by all in attendance.
- III. **ROLL CALL:** Present were: Morin, Kathy Dusseau, Madge Kraai, Angel Quinn, Amy Rusin, new member Carmen Rodriguez and Supervisor Arnold Erb. Sharon Sikkenga was absent. Please see attached sheet for all others attending.
- IV. **APPROVAL OF AGENDA:** Motion by Rusin supported by Kraai to accept agenda as printed, motion carried.
- V. **APPROVAL OF 9/07/22 MINUTES:** Motion by Kraai to approve minutes as printed, seconded by Quinn, motion carried.
- VI. **OPEN PUBLIC HEARING FOR ERDMAN RECYCLE:** Meeting was called to order at 6:04 p.m. by Chair Morin. Scott Erdman gave a short history of property since he purchased the former Waste Water Treatment Facility in 2010. He wants to have a tire/plastic recycling business on the property, would use existing building, build new driveway, he has set aside 5 (five) acres for the business. They would recycle 100% of the tire, also same with plastic. He would be purchasing a company from Dowagiac that the owner is retiring. Operations would be done indoors.
- VII. **CLOSE OF PUBLIC HEARING:** Hearing was closed at 6:10 p.m.
- VIII. **PUBLIC COMMENTS:** Darwin Carlson: Questioned regards to noise, heavy trucks, what is going to be the effect on property values, and why is this business even being considered? Carl Meloy, has concerns since the building is across from his property. Sarah Swiatek, representing Fusion, that they remain neutral, that their company shares property lines, that the right designation will be made, if 3 phase electrical power is needed, they are willing to have it on their property for any new business coming in. Jeremy Bengry, asked what kind of toxins would be released into the air from the business? Erdman answered that only shredding would be done, DEQ has stated rules, it will not be a toxic area. Bengry asked if Erdman would buy his property. Joe Wagner, stated that he was against the business, felt it was the same as a junk

yard, that tire recycling smells terrible. Erdman stated that the White Lake Fire Authority has approved the plan that a maximum 100,000 tires for storage would be on site. He also stated that they are now using tire chips in septic tank installations and road construction. Ray & Vickie Flowers concern was the number of trucks carrying the one million tires, what it would do to the condition of the roads that are not at present maintained? Erdman that there would probably be only one or two trucks a day, at the most five a day. Also, questioned why he had cut trees, Erdman stated that it was a recommended harvest. Paul VanBeukerine concerns are what kind of contamination the business would have on the surrounding properties, noise level and water safety. Marilyn Wagner asked if any water ways near Dowagiac are contaminated. Erdman stated that DEQ has stated how things are done and their rules need to be followed. Linda Meier is concerned about property values decreasing and what will happen to the wildlife and nature in the area and what benefit is the business to the Township.

- IX. UNFINISHED BUSSINESS:** Recommendation on Special Use Permit for Erdman Recycle. Motion by Morin supported by Rodriguez to accept Special Use Permit with the additional terms that additional trees will be planted where allowed by existing power lines to add to curb appeal and block business from neighbors. Roll Call: Yes: Morin, Dusseau, Quinn, Rusin, Rodriguez—No, Kraai. Sikkenga absent. Motion carried. *Parks and Recreation Master Plan:* Two Public Hearings will be held to receive comments on the Plan. The meetings will be held at 1 p.m. and 6 p.m. on Wednesday, October 19, 2022 at the Whitehall Township Hall. All Planning Commission, Township Board and public are invited.
- X. CORRESPONDENCE:** Zoning report tabled until Nov. meeting.
- XI. PUBLIC COMMENTS:** Meeting as opened up again for additional comments: Cherie Tibba, concerned about number of trucks what is the life of a tire-Erdman answered that 70 normal tires equal one ton, plan of one truck a day, could process five tone/day, tires would be enclosed in semi-trucks, long term storage in drawing (on file) 25% of tires could be in long term storage. Juice Moehlmen passed out a sheet .concerning toxins from tires (on file). D. Carlson stated that he would be suing everyone on the Planning Commission if he has any air quality

problems at this property. J. Bengry-concerns of smell caused by business, average pay for tire recycling is \$13.50/hr stated from INDEED. Mrs. Kevin Metts- concerns about an environmental assessment not being completed. She is for recycling, but not tires. M. Wagner will contact DEG-tire division. L. Meier –what is township getting out of this. J. Bengry stated that he was former military and a sniper and would take care of things his way.

XII. ANNOUNCEMENTS: Next meeting November 2, 2022 at 6 p.m.

XIII. ADJOURNMENT: Motion by Rusin, supported by Rodriguez to adjourn at 7:59 p.m. Motion carried.

Molly Morin, Chair

Date

Angel Quinn

11/2/22

Angel Quinn, Vice Chair

Date

Kathy Dusseau

11/02/22

Kathy Dusseau, Secretary

Date