

## WHITEHALL TOWNSHIP PLANNING COMMISSION MEETING MINUTES

AUGUST 2, 2023

- I. CALL TO ORDER: Meeting was called to order at 6 p.m. by Chair Sharon Sikkenga.
- II. Pledge of Allegiance was recited.
- III. ROLL CALL: Present were: Kathy Dusseau, Madge Kraai, Carmen Rodriguez, Amy Rusin, Sikkenga, Tom Zmolek and Rachel Novak. Angel Quinn was absent.
- IV. APPROVAL OF AGENDA: Motion by Rodriguez, supported by Rusin, to accept agenda as printed, motion carried.
- V. APPROVAL OF JUNE 7<sup>TH</sup> MINUTES: Motion by Rodriguez, supported by Kraai to accept minutes as printed, motion carried.
- VI. PUBLIC HEARING RECYCLING FACILITY. Hearing was called to start at 6:03 p.m. A. Proposed Special Use/Site Plan presented: Scott Erdman and Matt Mills, attorney stated that Mr. Erdman would like to start to recycle tires as soon as possible. Fire Department has approved plan, a supplement of application has been submitted (see Exhibit A). Mr. Mills stated that entire process will be indoors, all materials will be sold, tires stored in EGLE approved area. Area is zoned Limited Industry, no limit on rubber products stated in ordinance. Existing building will be used. Area is a Brownfield that is to be developed using the best practices of the State of Michigan. Fire protection was approved by WLFA, it has sufficient trucks and personnel, DNR has bulldozer equipment available, 15 minutes away. Current facilities adequate, public would be able to drop off tires. It is not a junkyard, product would be moved quickly. There would not be traffic problems. Mosquitos would be taken care of with spraying as necessary. Area is surrounded by 100's of acres of farmland, the area also has 20 bee hives. The number of tires on site is limited per acre.

PUBLIC COMMENTS: Carl Meloy-Same presentation as before, something to mess up neighborhood, against project.

Tim Ryan-Concerns were addressed.

Jeremy Biengry -Asked if area should be rezoned? Concerned about 25,000 tires stored in 80 semi-trailers.

Linda Meier-It looks like a junkyard now, has pictures, she made a call, it is not her job to clean up debris

Mr.& Mrs. Kempf-defer to Joyce Moehlemen

Gerald Rogers-retired pharmacist said he has not read all the available materials.

Tom Amon-attorney-Read a letter on the definition of junkyard, allows manufacturing.

Kathy Fox-Deferred to Stan Waruszewski

Cherie Tibbe and Darwin Carlson both deferred to Stan W.

Ray Flower-Concern of trees cut, debris in area, has fire plan been approved? drop off of tires? Brim of sand, how high, fenced in? area to cover tires, is Mr. Erdman going to start small than get larger?

Cathy Larson-defer to Stan W.

Tim Mahanna-Defer to Kim Cyr

Kim Cyr-Concerns about noise, combustibles, concrete, toxics going into ground water, air pollution, tire fires, outside tire storage in trucks, large brims in MI, mosquito spray excess of tires, is project benefit to Muskegon County.

Stan Waruszewski-See Exhibit B

Debra Windeacher and Paul Vanbulen-How will project affect our home values, project is to Erdman's advantage.

Jeff (Fruitport Township Supervisor) See letter

Shari Gradisher-against project

Joyce Moehlmen-Years ago Township approved waster water system, look at what that left us with.

Bill Wagner-Against project-concerns about possible fire fumes & noise.

Andy Ambrose-water issues, why are we subjecting us to more pollution,why support it in an industrial zone?

Brian?-Possible Whitehall City water contamination.

Matt Mills-For tire recycling application.

Also see Novak's notes concerning public comments.

Chair Sikkenga stated that Planning Commission will discuss six steps concerning application before making a final decision.

Scott Erdman wished to clarify a few things before decision was made. Pictures of trees that was shown earlier had fallen into street. He is in a forest management plan that needs to be done in preparation of site prep. Things are cleaned up now, left over from County, area was zoned before Brownfield and before he bought property.

Questions from Planning Commission and General Public before decision.

Rodriguez asked if individuals could bring tires to be processed, will there be a person to process the storage area? Rusin noted that storage was not on site plan originally, also where are DNR bulldozers in Oceana County? Zmolik is concerned about order control. Erdman stated that there will be fans in building that filter and control orders, also water spray will be used. Is DNR trained to fight tire fires?

Matt Clark – EGLE-All tire recycling facilities pile sizes are controlled. Erdman stated that tires would be stacked 15 tires in pyramid style.

Sikkenga asked Clark what ground water pollution would result in a burn site. Clark-tires do not use PFAS in manufacturing.

Stan W. asked what the financial gain would be, is there a marketing plan, long term affects, none of these were answered in information furnished.

Sheri G. Has water problem now, getting County water, don't need more pollution.

Ray Carlson-concerns about water, ground and pollution.

Bill Wagner-Who is going to put house fires out, if all WLFA is at tire fire? Are we going to be able to see tire storage area? Bulldozer 15 minutes away questionable, how many people can operate a bulldozer.

Andy Ambrose-Will Erdman be contracting with large companies for tires?

Rodriguez read all the correspondence received concerning hearing. All on file. See Exhibits C through I.

Motion by Rusin, supported by Rodriguez to close Public Hearing at 8:49 p.m., Roll Call: all in support-Dusseau, Kraai, Rodriguez, Rusin, Sikkenga, Zmolek, motion carried.

Rodriguez stated that Article 4, Section 2 had defined a sanitary landfill and Article 24, junkyard defined. White Lake Trucking should not be compared because it is historical.

Five questions answered by Planning Commission Exhibit J.

8. Unfinished Business: A. Solar Ordinance Review. After brief discussion, where the Montague ordinance with changes was favored, motion by Rusin, supported by Dusseau to table solar ordinance to September meeting, motion carried. B. Andy Ambrose questioned if an ATV ordinance had been adopted, there has not been action on it. Commission had looked at Dalton Township's ordinance.

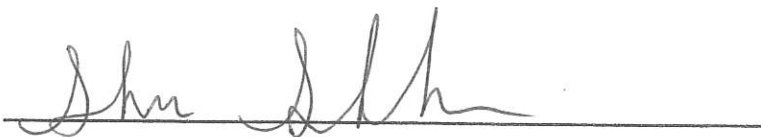
9. New Business-None

10. Correspondence-None

11. Announcements: Madge Kraai announced that she is resigning her position as treasurer as of Sept. 9, 2023.

Next regular meeting September 6, 2023 at 6 p.m.

12. Motion to adjourn by Rusin, supported Rodriguez at 9:10 p.m. motion carried.



Sharon Sikkenga, Chair



Angel Quinn, Vice Chair

9-6-23

Date

9-6-23

Date

Kathy Dusseau

Kathy Dusseau, Secretary

09/06/23

Date