

Hope Township Planning Commission

Meeting Minutes

March 21, 2024

The meeting was called to order by Chair Norton at 6:30 pm at the Hope Township Hall, 5463 S. M-43, Hastings, MI 49058. Pledge of Allegiance to the flag.

Members present: Jim McKelvey, Craig Jenkins, Bob Norton, Junior Homister.

Members absent: Roger Pashby, with notification.

Others Present: Township Planner/Zoning Administrator Nathan Mehmed and about 14 members of the public.

Agenda: Motion by Homister, supported by Jenkins, to approve the agenda with the addition of an item for discussion regarding updates to the Stoneco application. All ayes. Motion carried.

Meeting minutes: Motion by Homister, supported by McKelvey to approve the March 11, 2024 meeting minutes. All ayes. Motion carried.

Stoneco Update: Chair Norton gave an update regarding the Stoneco mining operation application. He indicated that Stoneco had submitted a formal letter withdrawing the application, therefore the application would no longer be on the agenda.

General Public Comment:

The following general public comments were received:

Larry Heslinga, 8202 Nadell Street: Larry thanked the Planning Commission for listening, being diligent, and listening to experts. He indicated that they were aware that the application had been withdrawn. As Dan Whalen indicated, the parcel is geologically unique and vulnerable. Moving forward, the facts will not change. The threat to groundwater will not change. The site conditions, restraints, and issues will not change. They will be back; the Township should consider what we do next. We've been through it twice now. What do we do to prevent a third time? We know that the Planning Commission is working on the Master Plan. What ideas do the Commission, Nathan, and Catherine have for protecting the Township in the future? Perhaps consider a moratorium. We will let you handle it.

Bill Krueger, 8214 Nadell Street: Bill reiterated what Larry said. The withdrawal of the application is a major relief to the community. He asked what the community can do with this parcel and other parcels like it. He was encouraged that the Township did not rush the process.

Karla Schoonard, 6420 Rose Road: Karla thanked the Planning Commission for their work. This was quite an experience for her. It was her first experience with township government. She expressed that she appreciated the Planning Commission's restraint and tact during emotional discussions.

Marilyn Breu, 8226 Nadell Street: Marilyn thanked the Planning Commission for their work. She invited everyone out to the lake over the summer to experience what a special place it is.

New Business – Scrapaloo Site Plan Review Application: Zoning Administrator Mehmed gave an overview of the project and indicated that Scrapaloo had applied for site plan review to construct a craft workshop facility with sleeping rooms adjacent to their existing building located at 9929 South M-43 Hwy. The property is zoned C-3, Heavy Commercial and is located on nine acres. The proposed facility would be an expansion of the existing use that includes retail, lodging, and related uses, including craft workshop space. Retail establishments and motel/hotel uses are permitted by right in the C-3 district with site plan review and approval by the Planning Commission. Mehmed explained that he does not have much in the way of concerns regarding the project, and that his report outlines site plan review criteria for the Planning Commission. He mentioned that the project is slightly over-parked, but that the Planning Commission has the ability to approve the increase. Mehmed noted that the applicant should have representation at the meeting and can provide additional information.

The applicant's representative, Nick Teunessen, was present and provided some additional detail on the project, including that they had spoken with the Drain Commissioner regarding stormwater and will be updating the site plan to reflect the removal of the detention pond.

Chair Norton and the Planning Commission reviewed the site plan review standards of Section 5.3. Commissioners noted that the project would use the existing driveway, similar lighting, and that no new signage was proposed. Mehmed stated that the Delton Fire Department and Michigan Department of

Transportation would need to review the project and provide comments and/or approvals. The applicant's representative expressed that he could take care of that.

Chair Norton stated that the dimensional requirements and standards appear to be met if the conditions are complied with. The Commission agreed. Norton entertained a motion.

Motion by Jenkins, support by Homister to approve the application from Scrapaloo for site plan review with the following conditions:

1. Prior to issuance of any permits, the applicant shall have paid all application, permit, and other fees related to this request. Copies of all applicable permits should be provided to the Township.
2. Any stipulations of the Delton Fire Department, Barry County Health Department, Barry County Drain Commissioner, Michigan Department of Transportation, and any other approvals shall be met.

All ayes. Motion carried.

Zoning Administrator: Mehmed mentioned future reviews coming to the Planning Commission and Zoning Board of Appeals, including additional lodging options at Camp Michawana and two lakefront setback variances. Chair Norton indicated that he had a conflict on the regularly scheduled April meeting date. Jenkins expressed that he did as well. Commissioners expressed a desire to move the meeting to Thursday, April 25th of ensure quorum. The April meeting was rescheduled.

Mehmed asked the Planning Commission when they wanted to kick the Master Plan update process off again. Norton and Homister expressed that it would be nice to start discussing it again at the next meeting as a refresher. Mehmed stated that he would treat it as kick-off number two and go over the process outline again.

Adjournment: Motion to adjourn by Homister. Second by Jenkins. All Ayes. Motion carried. Meeting concluded at 7:05 p.m.


Craig Jenkins, Secretary

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Date