



Mecosta
TOWNSHIP

www.MecostaTwp.org

19729 - 11 Mile Road, Big Rapids, MI 49307 PH:231-796-8935 FX:231-796-9185

**Approved Minutes
Regular Meeting
Mecosta Township Planning Commission
August 3, 2022**

1. CALL TO ORDER: Meeting called to order at 6:00 P.M.
 2. PLEDGE TO FLAG
 3. ROLL CALL: present: Howard Bowersox, Gary McCarthy, James Cain, Troy Beeney, Linda Bechaz. Absent: Mark Kidd, Mike Malcomson, Also, present Michele Graham Interim Zoning Administrator & recording secretary.
 4. APPROVAL AGENDA
James Cain made a motion to approve the agenda, Linda Bechaz seconded. 5 yeas 0 nays motion carried.
 5. APPROVAL OF MINUTES
Unapproved Minutes June 5, 2022. James Cain made a motion to approve, Linda Bechaz seconded. 4 yeas 0 nays. Motion carried.
 6. COMMENTS FROM THE PUBLIC AND COMMUNICATIONS CONCERNING MATTERS NOT ON THE AGENDA: None
 7. PUBLIC HEARING
Rezoning Permit #PZOA 220001, 5.48 acres out of 18.95 acres of 54 09 027 005 000 from AG to Commercial. Remaining 13.47 acres to stay AG.
Chairman Bowersox opened Rezoning Permit 220001 Public Hearing.
 - Mike Stegawans "feels the proposed Scotland Oil business is quiet, little traffic with small amount of retail. The business has a good reputation and would be a good neighbor for the community. The 8 Mile/131 interchange was voted as an opportunity in the community workshop. Ag preservation noted South of Pierce Rd is in our Master Plan. This land is North of Pierce Rd."
- 6.15 p.m. Public Comment for Rezoning Permit #PZOA 220001
- Al Guthrie, mailing address 2963 W Blanchard Rd., Winn MI 48896 owns 7475 Old State Rd, Stanwood, MI 49346, stated "No problem with business coming in. Could be a tax increase."

- Mark Graham, 7359 Old State Rd., Stanwood, MI 49346 “There is enough open commercial land on 8 Mile. Should we not use that first before we rezone?”
 - Gwen Graham, 7359 Old State Rd, Stanwood, MI 49346. “Does not see a reason to change to commercial. We need to maintain the pretty natural look.”
 - Jim Glerum, 6920 Old State Rd., Stanwood, MI 49346 ”Where will the entrance be? How much of the acreage will the tank be on? Park? In favor of proposal.”
 - Ken Draves 21486, 8 Mile Rd, Stanwood, MI 49346 “No Objection to changing parcel to commercial.”
 - Sharon Lepley, 22745 Polk Rd, Stanwood, MI 49346 “Owns 2 parcels on Polk Rd. Against rezoning. Proximity to BP & camper sales, both sell LP, Fire consideration, frost laws on Old State would curtail business & increase heavy truck traffic on Old State Rd. This is the only entrance for People living on Old State & most people that live on Polk or go to Brower Park use Old State Rd. Need to preserve AG land. Holton’s on Northland Rd has many tanks & the proposed property could look like this. There is open commercial land on some properties on 8 Mile that is already zoned commercial, Frito Lay building, Land across from BP & near 131 & 8 Mile.
 - Troy asked about the size of trucks to fill tanks. Scotland Oil would invest in improvements in Old State to the entrance for the tractor trailers. Also asked about retail business. Scotland Oil responded that there would only be filling trucks to deliver to customers. And possibly have an office to service customers in the future. Scotland Oil stated that the tank would be fenced with security cameras. Troy asked about state regulations. Scotland Oil stated that the State Fire Marshall will approve the tanks, safety values, fire safety analysis. Tanks must be approved by the State before building can begin and will be inspected every three years.
 - 649.63 road frontage on Old State Rd.
 - Dave Frye “This is a facility the community could use. There isn’t a truck problem, there are large trailers and boats going to Brower Park already. I’m not opposed to rezoning. Better than a hotel.”
 - Sharon Lepley “Would there be trucks using Old State Rd North of 8 Mile?”
- Chairman Bowersox closed Rezoning Permit PZOA 220001 for public comment at 6:28 p.m.

Troy Moved to approve the recommendation of the Rezoning Permit PZOA 220001 and forward to the Township Board, with Gary seconded. Roll Call Troy yes, Gary yes, James yes, Linda yes, Howard yes. Motion carried.

8. NEW BUSINESS – None

9. OLD BUSINESS

Discussed the results from the June 23rd Public workshop for the Master Plan, at Mecosta Township Hall. Tried to think of ways to get the community involved. Possible to include information with the tax bills and junk day. Will be investigativing.

10. ANNOUNCEMENTS

None

11. ADJOURNMENT:

Linda made a motion to adjourn the meeting. James seconded. 5 yeas 0 nays motion carried. 7:36 P.M.