



Approved Minutes
Regular Meeting
Mecosta Township Planning Commission
November 4, 2025

Call to Order: Meeting called to order at 6:01 PM

1. Pledge
2. Roll call: Present: Patricia Langworthy, Linda Bechaz, James Cain, Ken Draves, Mark Kidd, Troy Beeney and Howard Bowersox. Also. present Greg Laurent Zoning Administrator and Nancy Sanchez Planning Commission Recording Secretary.
3. Approval of Agenda
Mark Kidd moved to approve the agenda, seconded by Linda Bechaz. 7 Yeas 0 Nays, motion carried.
4. Approval of the minutes
Mark Kidd moved to approve the minutes with changes to section 8. 7 Yeas to Yeas and 11. Spelling of James Cain's name, Linda Bechaz seconded. 7 Yeas 0 Nays motion carried.
5. Comments from the public and communication concerning matters not on the agenda. NONE
6. Public Hearing: Mike Stegewans Parcel #09-927-005-000
Howard Bowersox, requested Mike Stegewans give an explanation of his intent before comments from the public. Mike Stegewans, stated his intent was to rezone the parcel from Ag to commercial. Scotland oil wants to purchase the property for commercial use. Mike Stegewans, stated that Scotland oil is a second-generation family-owned business that he uses their product. Mike addresses some of the past concerns were semi traffic on Old State Rd. He stated he feels that is a non-issue as there is already semi traffic going down Old State Rd from a Turkey farm and Lepley Trucking BP gas station and other semis as well as campers. Mike also stated he hopes that a precedence is set that the land be best used for use other than ag. The property is not able to be used as agricultural. Many have tried to farm it and failed. The land is all sand and is not suitable for agriculture.

Public Comment: 6:11 PM Jason Jeja, Scotland Oil 114 Grant Ave Alma MI 48801. Scotland oil is a 50-year-old company in the propane and fuel business looking to expand in this direction. He feels it is a good location for his company. They have a location in Remus and would like to expand west. It would not be a high-volume situation. From a day to day stand point it would be low impact. They are a safe organization, inspected by the state every three years. The intention is to be respectful, a good neighbor and provide the area with propane options. There will be no public coming in and the location is secured every night. This would be a five-to-ten-year plan to get the operation up running and able to provide the area with the propane option.

Michele Graham 7359 Old State Rd Stanwood MI, 49346. Michele Graham stated "We made a terrible mistake the last time Mike brought this forward; they took it as storage". "In the Master Plan Commercial district 2.10 page 220." "It isn't storage it's industrial under section two special use number one propane and chemical storage which would be LP so you might want to look into that." "When the Master Plan was done in 2012 or 2013 there was quite a bit of agriculture going on, that was the district." "Michele, Linda and Mary, who are in the room were there when it was looked at, it was actually open land preservation." "The more you clog up land with commercial you are getting away from that ambiance of what the Township has tried for recreation." "The area south of M20 is recreation. There are a lot of hunters, Michele and her husband own property adjacent to Mike Stegewans and some together with him, Michele is not sure propane tanks is a good idea with so many

hunters and the look of it. She stated that there was commercial land across the road for sale. Michele also stated propane cannot go on commercial land it has to be industrial.

Tom Medendorp 7740 Old State Rd Stanwood MI 49346. Tom Medendorp stated he wasn't looking for it to go through either way. He is torn because he likes to see people be able to profit off of what they have done over time. His concern when this was brought forward before the size of the lot was much smaller than it is now. His concern is that if it's rezoned commercial/industrial and Scotland oil is not using the entire land will they sell off other pieces commercial? The look of it is not an issue for him.

Mark Graham 7359 Old State Rd Stanwood MI, 49346. Mark stated that his wife was on the board when it was being set up where commercial was going to be. One of the ideas was to stop it at M20 and not go south down Old State Rd. Mark stated there is plenty of land going north and does not want commercial going south down Old State Rd. He feels just because the land is adjacent to commercial doesn't mean it should be rezoned. The idea was to keep it all natural and North to be commercial.

Alan Guthrie 7475 Old State Rd Stanwood MI 49346. He does not have a problem with it. There are already propane tanks in the area. As far as the land being ag there really isn't any, it's all sand! He feels the look is not an issue but this will help people get propane in the area possibly at a better price. Do the right thing.

The Planning Commission has two written communications from two close by residents to share.

Marianne Spedoski 7520 Old St Rd Stanwood MI 49346 write she is not opposed to the land development, she has no problem with it at all.

Belinda Welch 7700 Old State Rd Stanwood MI 49346 writes she had no problem with the request.

6:25 PM open to deliberation among the Planning Commission board. Troy Beeney asked what the conditions were to the prior request that the PC board approved by was turned down by the Township Board? The request then was for the sale of less land and was not allowed. Linda Bechaz stated she agreed that the land was no good for agriculture. Nothing will grow, it's all sand. Ken Draves asked about commercial vs industrial comment that was made. Ken's point and question is, if this is approved will Scotland oil be able to do what they want to do after applying for a special use permit? The Planning commission discussed/addressed the concern regarding and LP facility being compatible with a commercial area. Ken Draves and Troy Beeney looked up the information in the Township Zoning Ordinance and indicated that it is allowable with the submission/approval of a special use permit. The BP gas station on the corner of Old State Rd and M 20 is also zoned commercial and is selling and storing LP gas.

Troy Beeney moved to approve the 18 acres described in the zoning petition from Mike Stegewans be approved to commercial, Pat Langworthy seconded.

Roll Call Vote: Pat Langworthy YES

Linda Bechaz YES

Howard Bowersox YES

James Cain ABSTANE

Troy Beeney YES

Mark Kidd YES

Ken Draves YES

Motion carried, will not go to the Township Board of Trustees at their next meeting Wednesday November 12, 2025

7. Old Business

- A. Mecosta Township Recreation Plan 2025-2030. Ken Draves updated the highlights of the plan. Howard Bowersox, stated "in revising the plan the goal and objectives were not changed." The wording was changed to make it possible for the DNR to look at so we can receive grants. Notice has been published and put on the Township website to meet the 30-day requirement prior to a public hearing.
- B. Master Plan: The next focus will be in January 2026

8. New Business: Consideration for Change of Minimum Square Footage of Home in the Township.

John Boyd has had several people ask why we have a minimum on 720 square ft in the Township. John looked at some of the prebuild structure for sale and they are a little less than 500 square ft. He feels that something like that is livable space for someone single, a starter or for people that are older. He thinks it may also be a good idea for someone that is a hunter or has property to put one of those structures on it instead of a camper or mobile home that may disintegrate over time.

9. Public comments: Michele Graham regarding the tiny houses, the state building code is anything goes. Past concerns have been tiny houses just be put in anywhere. She feels as long as they can be regulated and properly zoned, they should be fine. Michele would like to formally request the section in the Master Plan be removed so that commercial will not be allowed to continue to move down Old State Rd.

John Boyd thanked the Planning Commission for all the hard work they have done on the Recreation Plan. Mary Quinlan also thanked the Planning Commission for the work they have done.

Michele Graham had one more comment regarding the Master Plan and feels the Township might want look at hiring someone to finish it.

Nancy Sanchez, commented that she had family come up down the Lansing Holt area and commented on how nice the ball field area looks as well as her nephew played the disc golf course and enjoyed it.

10. Announcements: NONE.

11. Adjournment, Mark Kidd moved adjourn Troy Beeney seconded meeting adjourned at 7:30 pm 7 Yeas 0 Nays meeting adjourned

Nancy Sanchez
Deputy Clerk, Planning Commission Recording Secretary