

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-18-1
January 8, 2018**

CALL TO ORDER

Chairman Bouwman called the meeting to order at 7:00 PM.

ROLL

Present: Hower, Singerling, VandenBosch, Frein, Hughes, Bouwman, Borushko

Absent:

Excused:

Also Present: Planning and Zoning Administrator Brian Werschem, Recording Secretary Andria Muskovin, and 6 guest(s).

APPROVAL OF AGENDA

Motioned by Singerling, supported by Hower to approve the agenda as submitted.

Motion carried.

APPROVAL OF MINUTES

Motioned by Hower, supported by Vandenbosch to approve the minutes of December 11, 2017 as presented.

Motion carried.

COMMUNICATIONS

Staff Report

Board Minutes from December 4, 2017 and December 18, 2017 provided

Staff report from Administrator Werschem provided.

UNFINISHED BUSINESS

None

NEW BUSINESS

Posted in Muskegon Chronicle on 12/17/17

1. Public Hearing – Special Use Amendment

Name: Scherdel Sales & Technology
Address: 3440 E. Laketon Ave., Muskegon, MI 49442
PP# 61-10-025-300-0032-10

Purpose: To add a Nitriding Manufacturing Process utilizing hazardous materials to their existing approved Special Use Permit.

Public Hearing opened at 7:02

Margaret Eastly, Scherdel Sales, 3440 Laketon Ave., spoke regarding the Nitriding Process. Ms. Eastly said this is a \$1.5 million project. Scherdel Sales has ordered the equipment from Poland and that it is on its way. She said it is a fairly quick process to get the equipment here. By adding this process, Scherdel should be hiring between 6-8 employees.

Bob Herman from Clifford Buck Construction, 500 Irwin, Muskegon, MI was present and is the builder for this addition.

Jane Bedners, engineer for Sidock Group, 4878 Brookdale, Norton Shores MI stated that no permit was required for this process because the threshold levels are below what would be needed for a permit. The county wastewater is working to make sure everything is in place on their end. Ms. Bedners stated that this process is not hazardous.

Board member Vandebosch asked if monthly record keeping would be done for this process to assure safety, and Ms. Benders commented that there would be and a State Inspector could ask any time for records.

Mark Nicolai, Muskegon Township Fire Inspector stated that the levels are below the amount required for extra precautions. He also stated that they would have a hazardous cabinet that would contain TCE, 1 or 2 gallons at the most.

They will have a cascade system with nitrogen that Praxair will swap out cylinders when one empties.

Motion by Singerling, supported by Hower to close the public hearing at 7:10.

Section 58-57 Special Use standards for making determination.

The planning commission and township board shall, upon separate occasions, review the particular facts and circumstances of each proposal in terms of the following standards and shall find adequate evidence showing that the proposed use:

1. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the general plan or current adoption.
Standard Met
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
Standard Met
3. Will not be hazardous or disturbing to existing or future neighboring uses.
Standard Met
4. Will be a substantial improvement to property in the immediate vicinity and to the township as a whole.
Standard Met
5. Will be served adequately by essential public facilities and services; such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools; or that the persons or

agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.

Standard Met

6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the township.
Standard Met
7. Will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
Standard Met
8. Will be consistent with the intent and purposes of this chapter.
Standard Met

Motion by Hughes, Second by Borushko to recommend to the Township Board approval of the amended Special Use Permit to include a Nitriding Manufacturing Process utilizing hazardous materials to their existing approved Special Use Permit located at Scherdel, 3440 E. Laketon Ave., Muskegon, MI 49442, Parcel # 61-10-025-300-0032-10 based on the Standards of Section 58-57 Special Use Standards for making determination of the Muskegon Charter Township Zoning Ordinance being met.

Conditions:

That all Federal, State, County and local laws and Ordinances are met.

**Ayes: Hower, Singerling, VandenBosch, Frein, Hughes, Bouwman, Borushko
Nays: 0**

Motion Carried

PUBLIC COMMENT –

Ron Hower moved to amend the agenda to elect officers for the Planning Commission.

Motioned by Borushko, supported by Frein to re-elect Bouwman for Chairman.

Ayes: Hower, Singerling, VandenBosch, Frein, Hughes, Borushko

Nays:

Motioned by Hower, supported by Bouwman to re-elect Joe Singerling as Vice Chairman.

Ayes: Hower, VandenBosch, Bouwman, Frein Hughes, Borushko

Motioned by Borushko, supported by Hughes to re-elect Frein as Secretary.

Ayes: Hower, Singerling, VandenBosch, Bouwman, Hughes, Borushko.

NEXT MEETING

The next scheduled meeting for the Planning Commission is on February 12, 2018 at 7:00 PM in the Board Room at Town Hall.

ADJOURNMENT

Motioned by Hower, supported by Singerling to adjourn at 7:23 PM.

Motion Carried.

Respectfully submitted,

Sandra Frein
Secretary