

Pierson Township Planning Commission
21156 W. Cannonsville Rd,
Pierson, MI 49339
Meeting Agenda ^ Minutes
Thursday, Jan. 9, 2025

1. Call To Order: 7:00 pm
2. Pledge
3. Roll Call Present: Lecceadone, Sower, Fahner, Dunneback, Maioho, Ericksen Absent: Smith
4. Approval of Dec. 2024 Minutes
 Motion: Ericksen Second: Dunneback Aye: all
5. Agenda Approval
 Motion: Maioho Second: Ericksen Aye: all
6. Public Comment: Request from Jason Miller to consider zoning change for 31 Dagget (no action)
7. New Business - none
8. Ongoing Business
 - a. Tri-County Gravel Project: Dykema introduction, explanation and addressing concerns.
 - i. Open public hearing: 7:20 pm
 Motion: Erickson Second: Maioho Aye: all
 - ii. Public hearing: All speakers will address the planning commission, not the applicant; Speakers will have respect for all individuals and show proper decorum; Each person addressing the planning commission will have 3 minutes

Christine Stalsonburg, 4850 Forest Vale Rd, Pierson: (handed out packet) [Feels] the application is a violation of the R1 land use and zoning map; does not feel the truck route fits daily use; wants to be sure this does not change to RR; they enjoy the quiet enjoyment of their property that does not include an industrial operation.

Susan Manente, 3679 N. Bass Lake Rd, Pierson: seeking clarification concerning health issues of limits on dust emission, noise emission, particulate level, air quality monitoring. What considerations and monitoring are in place for current and future gravel operations. How many days after hearing to approve or deny.

Beth Striegle, 22199 Kendaville Rd, Pierson: What would be the impact on the local bodies of water; would like an environmental impact and traffic study. Do not feel this is application is a proper use - 7.03 ordinance on uses for special use this would not apply, but should be submitted as variance use or rezoning. Concerns regarding the silica dust impacts for residents and school. Would like an impact study, even OSHA has procedure guidelines, and didn't see a reclamation plan for erosion. Asking for full compliance of the zoning ordinance.

John Ericksen, 4490 Bass Lake Rd, Pierson: Timeline bothers him, sounds like they need gravel more than housing. He wants the board to make sure this is properly done, if it is done.

Rick Hedges, 23075 W. Kendaville Rd, Pierson: He worked with the company for over 20 years and thinks this will be a great asset to the Pierson Township. His kids go to Tri County and are excited to see his dad's work in the new development!

Brad Striegle, 22199 Kendaville Rd, Pierson: plan says it is to create housing – he doesn't see the need to remove any dirt to develop for housing. No other developments do that, the gravel pit would undermine the community. There are 8-9 acres of wetlands immediately across the street, with water level 30 feet below road, would have impact to wildlife and natural resources could be impacted. He feels it should be assessed and planned (water study) before starting.

Diane Hawke, 4920 Forest Vale, Pierson: Very first house on the road closest to the entrance, not excited about it, has no problem with residential development, but does have a problem with the gravel. It is going to be noisy, the numbers of trucks daily, dust, and dirt. Understand progress needs to go forward. Looked at application saw no time limit on when they will stop taking gravel. Should have a time limit.

Randal Lewis, 5627 Bass Lake Rd, Pierson: Biggest concern stipulations on air and noise levels need to be in the permit and if violates, the permit pulled.

Bobbi Ewen, 23050 Kendaville Rd, Pierson: If we have the natural resources we should use them and allow our area to grow. With the new school, thought it would be bad, but the only issue has been fast traffic. Costs will be higher if we don't use the resources.

Patrick Duffy, 4805 Whitefish Woods Dr, Pierson: curious on the depth of the gravel pit, and how will it be secured. How will kids walking to school or see a big sand pit want to check it out. Also, it sounds like, they want to get their money out of it, he is not against this but they got a deal and with the housing development ... the 5-7 seems like they can do this, but then could back out. He doesn't really like that.

Dallas Mumah, 9921 Tracilyn Ave, Howard City: He is in support of this, he has worked for one of the applicants businesses and his children all go to Tri County. Since 2012 he has seen the care of the land and pride in how they care and develop their property. They don't stay in business this long, if they mess up communities. He understand the concerns about noise and truck traffic, prior worked at Dean's (Excavating), so truck traffic is not new to the area. He doesn't think the township will suffer in the end result, increased tax base and growth.

iii. Close public hearing: 7:50 pm

Motion: Erickson Second: Maioho Aye: all

- b. Chairperson introduction of Kevin of Fresh Coast, township independent consultant and Zack of Moore & Bruggink Engineering, the project consultant whom will ensure safety and project oversight. Concerns and questions were answered, and discussion about how applicant might structure the request to include the concerns regarding national resources, timeframe, water issues, and truck traffic time frames. Kevin of Fresh Coast gave information about the Zoning Enabling Act and how it works with township ordinance governance.
- c. Master Plan Update
- d. OSPUD Discussion

9. Public Comments

10. Table Tri-County Gravel Special Use Permit Request until January 23, 2024 at 7 pm.

Motion: Erickson Second: Dunneback Aye: all

11. Adjourn: 9:15 pm

Motion: Maioho Second: Erickson Aye: all