

ARLINGTON TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING AUGUST 20, 2021

Meeting was called to order at 6:10 P M by temporary chairperson, Donna Romanak.

Pledge of Allegiance was recited.

Roll call

Present: Donna Bell, Rick Leland, Tina Loomis, Donna Romanak, Georgette Peterson

Absent: Jill Sanborn, Joe Wooding

Other attendees

Scott Graham (Township Attorney), Michael Sossin (Dragonfly Attorney), Lorraine Crandall (Township Resident), Suzanne Klein (Township Resident), Art Bates (Dragonfly Architect), Kevin King (Dragonfly)

Motion by Georgette with support from Rick to:
Adopt the Agenda as Written. All in favor. Motion carried

Public Comment on any Agenda Item NONE

Attorney Graham explained the purpose of this meeting being that Dragonfly has requested permission for a 6600-sf pole building to use for maintenance and storage. They agreed to schedule a Public Hearing, the PC set up a Special Meeting and the Board set one up for next Wednesday.

The Site Plan dated January 21, 2021 shows an open space where they now wish to put the building. Mr. Graham said it is consistent with efficient use of land and neither he nor the engineer see an issue with it. His recommendation is that it should be granted as it meets the requirements of Article 13.

There was a complaint received that there was damage to screening and Dragonfly complied by responding promptly and appropriately. There is a new Site Plan; the 34-point analysis is not totally done. In Attorney Graham's opinion, this is what a Site Plan should look like. He recommends the request be granted through November 15, 2021.

Motion by Rick with support from Tina to:
Go into Public Hearing on SUP Expansion Request by Dragonfly. All in favor. Motion carried.

Public Hearing on SUP Expansion Request by Dragonfly

Michael Sossin talked about getting the Site Plan where they want it. He said they want this barn to store maintenance equipment. It will be a 110x60 Pole Style Building. Rick Leland asked if they are planning to store large equipment in it. His response was that it would be smaller equipment. Tina Loomis asked what will stop it from becoming a grow or drying shed or living quarters. Mr. Sossin said it will never be living quarters and they would have to come back to the Township for the others. Tina commented that the lawn has not been mowed in over two months. Mr. Sossin said they have been busy with the parking lot, water retention, and the septic fields. He said the flattened area on the NE corner will be landscaped. Tina asked what took so long for the driveway to be done. Michael said the road commission, the asphalt company and that they (Dragonfly) started work on it before they should have.

Lorraine Crandall asked if they ditched to the creek already. The response was they had not.

Scott Graham explained that the seal doesn't automatically mean that all 34 points have been covered. Art Bates explained the difference between a sealed and unsealed Site Plan. Donna Bell asked if all permits are looked at when the seal is put on.

Suzanne Klein asked Art Bates when and how he decides when to get EGLE involved. Per discussion, EGLE was out about a year ago and said it was ok. Georgette Peterson asked if we (The Township) have a copy of the EGLE report. Kevin King said he can get one to us if we want one. Georgette said that we do. Discussion took place about water handling. Mr. Bates said the area has been ok'd for 6" of rain. Suzanne asked what happens if there are 7" of rain. Mr. Bates said it wouldn't be a problem. Lorraine Crandall expressed concern about overflow reaching her property. She asked if Mr. Bates was telling the Commission that the water will not run off and Mr. Bates replied yes, on the areas he described.

Lorraine asked Kevin King what State bodies of water, besides county drains will be affected. Suzanne Klein asked in the new building will cause much of a change in water flow. Mr. Sossin said not much. Scott Graham said we will need As Built Drawings

Lorraine Crandall asked how tall the building will be and Art Bates replied 18 feet at the edge of the roof; 28 feet tall. Lorraine asked if the building will be holding chemicals. Michael Sossin said yes. Lorraine asked if they would be in a smaller building inside the building. Kevin King said they will follow all the rules.

There was more discussion on how the chemicals are stored and used.

Motion by Donna with support from Rick to:

Close the Public Hearing on the SUP Expansion Request by Dragonfly. All in favor.

Motion carried.

Rick Leland noted the public is not in favor of expansion but they (Dragonfly) are organized. Tina asked if this will be Public Hearing on SUP Expansion Request by Dragonfly the big grows get bigger. Georgette asked if this barn was going to be the same color as the others; the response was in the affirmative. Georgette reminded Kevin to get the EGLE report to us. Kevin said he will get it to Scott to give to us. Donna Romanak asked if a soil and erosion survey was needed. Mr. Sossin said the Drain Commission gets involved.

Motion by Rick Leland with support from Donna Bell to: Recommend Approval of the Amended SUP to November 15, 2021.

Roll Call Vote:

Donna Bell	Yes
Rick Leland	Yes
Tina Loomis	Yes
Georgette Peterson	Yes
Donna Romanak	Yes

Attorney Graham again explained what will happen on November 15, 2021 when all proper, sealed Site Plans are expected to be done and that will be everyone's renewal date. He assured that nobody will be charged more than the \$5,000 per year that they are being charged now because of this change.

Public Comment on Non-Agenda Items NONE

Board Comments

Donna Romanak has found some good education from Mi. State Extension on Planning. We will request this education be paid for from the Board.

Meeting Adjourned at 8:15 P M

Respectfully Submitted,

Georgette Peterson, Secretary

DRAFT