Pellston Planning Commission APRIL 07TH, 2025 MEETING MINUTES

- 1. Call to Order Meeting brought to order by Jim Gillett and Roll Call began at 7:14PM.
- 2. Roll Call/Establish Quorum:

Douglas W. Craven, Chairman ABSENT Jim Gillett, Vice Chairman **PRESENT** Jackie Pilette, Secretary **PRESENT** Mark Givens, Commissioner **PRESENT** Mary Ocko, Commissioner **PRESENT** Steve Halll, Commissioner **PRESENT** Becky O'Neil, Commissioner **PRESENT** Randy Bricker, Commissioner/Zoning Admin. **PRESENT**

3. Minutes: Motion by Randy to approve March 2025 minutes with correction to add "free Smoke and carbon monoxide detectors are available from the Pellston Fire Department":

Motion: Randy Second: Steve

Ayes: all; Nay: none. Motion carried.

- 4. Zoning Administrator Report
 - a. New Permits issued/Updates:
 - i. Randy brought up a discussion regarding an inquiry for a proposed solar farm by the airport. The Commission discussed questions sent to Jim from Jessica Hodges about the site regarding Solar Ordinances/development if within the Village. Question asked to the Commission include whether the Village had any special land use requirements for solar (the answer was no). Another question asked concerned feelings about solar in the Village or across from the airport, per an inquiry about a proposal for a 50-acre site (not utility scale), and whether a pre application meeting would be needed (a meeting would be appropriate when more information is available for the site). The Pellston Zoning Ordinance book states in Section 7.14 that solar is allowed on all properties owned by the Village. The Commission discussed changing zoning on the property. For the site plan, the articles for consideration are all present in the Zoning Ordinance. Additional questions included if the land needed to be surveyed (the answer is Yes). The Commission requested more information on the exact property location for the proposed solar farm.

Motion by Randy for the Planning Commission to table a response to the questions considering re-zoning that particular property from industrial to residential due to increased demand for housing within the Village:

Motion: Randy Second: Steve Ayes: all; Nay: none. Motion carried.

5. New Business

- a. TEDF grant: would be for construction in 2026. Becky will set up a meeting with Matthew, Randy, and Jim. For help with Village Roads, impacts from the trucks and utility vehicles from the ice storm, contact Matthew Blythe, Emmet County Emergency Planner. Steve brought up acknowledgement of Riggsville Rd condition from Dakota Baker (Senator Damoose's office). Proposal to improve the road from US-31 to Townline, and Edgar Bldv (both sides). Art is looking into a quote. Grant funding is available; match required; June 22 application deadline. Additional road improvement outside of the Village would be up to Emmet and Cheboygan Counties.
- b. The Pines development and plowing: discussion included whether or not the Village is responsible for plowing the development has infrastructure that would make plowing difficult (street lights/poles location/road configuration, etc.). Discussion concluded that the development is responsible for plowing.

6. Old Business

- a. BTS Tower update: Jim stated that T-Mobile has withdrawn the plan for the BTS tower lease agreement; now back to AT&T.
- b. PFAS: the public meeting date for PFAS is moved back to June.
- c. Trailhead update: Dave needs to update specs for the MDNR, then it will go to bid.
- d. Housing in Pellston Discussion/Partnership Jim, Steve, and Chris Bower to meet tomorrow (04/08). East Village Plan the Commission talked about an 80-acre site.
- e. Municipal Water System no new updates from the last meeting.

7. Follow Up Items:

a.

- 8. Public Comment: Opened at 7:48PM no comments; closed 7:48PM.
- 9. Next Meeting: June 2, 2025

10. Adjournment: Motion to adjourn at 7:48PM

Motion: Randy Second: Mary

Ayes: all; Nay: none. Meeting adjourned at 7:48PM.