

Pellston Planning Commission
JUNE 02nd, 2025
MEETING MINUTES

1. Call to Order – Meeting brought to order by Doug and Roll Call began at 7:03PM.

2. Roll Call/Establish Quorum:

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

Guests: Heather Runyan (Housing), McAskill

3. Motion to adopt agenda:

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

4. Minutes: Motion to approve June 2025 minutes:

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

5. Zoning Administrator Report

a. New Permits issued/Updates:

- i. Randy said that he turned in approximately 6 permits over the last month, that all went well, copies were sent to the clerk, has not heard back about proposed solar farm.

Motion to accept Zoning Administrators Report: Jim Second: Becky
Ayes: all; Nay: none. Motion carried.

6. New Business

- a. Jim contacted L. Tremble about his property (~50 acres off Zipf St., currently zoned Industrial about the status of his proposed land transaction negotiation, and the possibility of re-zoning the property if the previous proposal does not move forward. Tremble said that party has not been in contact with him, but he should know more by July, and may consider rezoning the property to residential. Tremble is the sole owner; Planning Commission can initiate.

Motion to start the process to re-zone the Tremble property (~50 ac., off Zipf St.) provided that the current negotiation with the other party falls through, pending July Planning Commission meeting:

Motion: Randy Second: Becky

Ayes: all; Nay: none. Motion carried.

Further Discussion: The next step would be to hold a public hearing. In July, the Commission will know more. If moving forward with re-zoning, consider Aug. tentative date for public hearing. Property owner needs to be contacted, official notice provided, not less than 15 days before.

7. Old Business

- a. Housing in Pellston Discussion/Partnership/East Village Plan – Heather Runyon: grant received has to be part of a master plan; PFAS for wells to be added. Old dump is within Village limits but not being considered for development (~7 acres held by Village). Jim – sidewalk approved for Milton St. across to Bud Carter Trail; for PFAS, 9 test wells have been done, close to final stages of planning – summary pages of findings (get to Heather). Heather will try to attend the Aug. meeting (add to Aug agenda).
- b. PFAS/Municipal Water System – public meeting June 4th at Pellston High School, presentations and booths, with DHHS, EGLE, MPART.
- c. Trailhead plans in bidding process; project plans available through Village.
- d. Timber Pines – Area is HUD, per developers, that formed an HOA. The HOA contacted the Village regarding clean up of storm debris. Village attorney has been advised. The representatives from the HOA are invited/allowed to speak at Village Council, who can take the matter under advisement.

8. Follow Up Items:

- a. McAskill site plan: Board approved the site plan, however a few items need to be addressed: ceiling height and floor drains. Applicant brought 2 documents – water infrastructure and McAskill pole barn plans. If over 11 ft. ceiling, the permit needs a commercial stamp – applicant went through the process and has stamp. ICF Foundation. Parcel is located on Spencely, off Zipf and Industrial. 30' x 60' building w/15' overhang, controlled storage (currently personal use), with potential for additional structures (3 acre site). Asking for the permit for the one site/building on Lot B, has cleared site plan review charge and driveway permit (\$350 total cost).

Motion to approve final site plan submitted by McAskill:

Motion: Randy Second: Jim

Ayes: all; Nay: none. Motion carried.

- b. Village Truck – New Village truck/trailer (new plow truck) will arrive by Aug.
- c. Arctic grayling release: LTBB re-introduced arctic grayling into the Maple River. Floating baskets were installed in the river with 90,000 eggs per batch at 3 different locations, from the airport to Ely Rd.
- d. Jim said that the Village received a call regarding chickens in town.
- e. Jim spoke about the Village attorney working to recoup funds from the ice storm with the energy companies for lines within the Village.

9. Public Comment: Opened 7:59PM - no comments.

10. Next Meeting: July 7th, 2025, 7PM

11. Adjournment: Motion to adjourn at 7:41PM

Motion: Randy Second: Becky

Ayes: all; Nay: none. Meeting adjourned at 7:41PM.