

PLANNING COMMISSION MEETING
January 31, 2023

A meeting of the Luna Pier Planning Commission was held on January 31, 2023 at 11345 Harold Drive, Luna Pier, Michigan 48157.

The meeting was called to order by Frank Perry at 4:00 p.m., roll call, Pledge of Allegiance and a quorum was present.

MEMBERS PRESENT: Dawn Gramza, Freddie Niedermeyer, Megan Niner, Shawn Reid, Art Richardson, Frank Perry

MEMBERS ABSENT: Rick Stump

OTHERS PRESENT: Jim Gardner, Mayor, Michael Demski, Building Official, Phil Goldsmith, City Attorney

A motion was made by Commissioner Niner, supported by Commissioner Niedermeyer to accept and dispense with the reading of the minutes of January 24, 2023.

Motion Carried

ELECTION OF OFFICERS:

Commissioner Reid supported by Commissioner Niner nominated Frank Perry as Chairman.

Commissioner Reid supported by Commissioner Richardson nominated Megan Niner as Vice-Chairman

Commissioner Gramza supported by Commissioner Richardson nominated Shawn Reid as Secretary

Motion Carried

REPORTS: None

Chairman Perry informed everyone that no decision will be made tonight on Dynamic Trucking and the public hearing will be continued on February 28th at 4:00 pm. The ash pits are not part of the property that Dynamic will be developing, the coal pits are in the boundaries, a lot of data needs to be collected before a decision can be made, legal considerations need to be taken, Luna Pier and Erie Township residents need to be considered.

OLD BUSINESS:

Dynamic Trucking

Commissioner Niner – ash pits are adjacent to the property

Commissioner Richardson – ash pits are still maintained by Consumers

Commissioner Reid – are there limits on the ash pits for development

Commissioner Niner – what level of active will be on the ash pits, called Road

Commission and waiting on their answer as to what class Erie Road is.

Commissioner Gramza – Erie Road East of 75 is a truck route
Phil Goldsmith – no clear answer on the juration, there is no money to repair the road, Road Commission needs to repair Erie Road. There are 2 options that could happen the grant a special land use or council could do a monitory, proceed in the way Planning Commission is, putting reasonable conditions on, special agencies to get their approval first.

Commissioner Reid – decimals levels need to be known

Commissioner Niedermeyer – visit the property site

Chairman Perry – appoint a subcommittee to visit the property site

Commissioner Richardson – Mr. Johnson should be asked if the subcommittee can visit the site.

Chairman Perry – should limit to what is at the current location for the new location, limit the hours of operation from 6 am to 10 pm – Monday thru Saturday, approval from a 3rd party: EGLE, DNR, US Fish & Wildlife, Road Commission, Michigan autobahn, Great Lakes Commission on the current location at Evan Drive seize operation as soon as the new location is in operation.

Commissioner Reid – what is the transition plan

Commissioner Gramza – there is no sewer/ water on the property at this time

Phil Goldsmith – needs health department approval

Commissioner Reid – new EPA/OSHA requirements can't be grandfathered in

Commissioner Niner – what is the fire and flood plans

Commissioner Reid made a motion supported by Commissioner Niner to create a subcommittee to view updates to the talking points that were presented today so it can be presented to Dynamic Motion Carried

Chairman Perry asked for volunteers for the subcommittee – Niner, Niedermeyer, Perry

NEW BUSINESS: None

COMMUNITY INPUT:

Bill Jacobs – Grodi Road, Erie – Thanked the committee members, need to have Dynamic move out of the city and to stay east of the dike

Mike Briskey – Luna Pier Harbour Club, likes that it will be south of Erie Road and East of the dike

Amy Bissell, Lakewood, Luna Pier – Thanked everyone and referred to Article 1, Section 105 – vested right in the zoning ordinance.

Phil Goldsmith, City Attorney – Section 105 if council changed provision this could be done

Harry Bodie, Harold Drive, Luna Pier – Thanked everyone and it is a good idea to have the site cleaned up and how much will this benefit the city.

Cheryl Krakow – Allen Cove, Luna Pier – Thanked everyone and Dynamic is scraping at their current property and doesn't have a permit

Lee Heid, Harold Drive, Luna Pier – City should look into getting a tipping fee per vehicle and put into a fund

Kelly Larrow, S 6th Street, Luna Pier – the Planning Commission is doing an outstanding job, the property has already been bought and the taxable will not be any where near what Consumers was paying.

Bill Gerth, E Erie Road, Erie – sound decimals need to be a concern and who monitors it
Linda Emptage – Lakeside, Luna Pier – Thanked the committee and a lot has changed in the city like the trucking company

Marilynn Foster, 5th Street, Luna Pier – concerned how close the school is, if Dynamic leaves in the middle of the night, who will be responsible for the cleanup.

Rick Nowland, S 6th Street, Luna Pier - everyone is doing a good job, J biking should be a concern, trucking company to move but not have the shredding business.

Kelly Larrow, S 6th Street, Luna Pier – Consumers was on the EPA radar, health and safety should be a concern, Erie Road beach, a tax bill for Pro V was presented.

Duy Hoang, 7th Street, Luna Pier – everyone is doing a good job and appreciate getting information from experts.

PLANNING ACTION NEEDED: None

CORRESPONDENCE RECEIVED AND SENT: Correspondence Received and placed on file

COMMISSIONERS INPUT:

Commissioner Richardson – Going in the correct direct and not dragging it out

Commissioner Niner – Thanked the residents for coming to the meetings and having their input

Commissioner Reid – Thanked everyone for their input and values it.

Commissioner Niner – Thanked the Planning Commissioner member for assembling quickly and thanked the community for their input.

Chairman Perry – Thanked the community for their input

GENERAL INFORMATION: None

FUTURE MEETING DATES:

Council: February 9th and 23rd at 7:00 pm – WT Park

Park & Rec.: February 14th at 7:00 pm – WT Park

FEP: February 21st at 7:00 pm – WT Park

Planning Commission: February 28th at 4:00 pm – WT Park

DDA: February 28th at 6:30 pm – WT Park

MEETING AJOURNED:

A motion was made by Commissioner Richardson, supported by Commissioner Niner to adjourn the meeting at 5:22 p.m.

Motion Carried

DeAnn Parran
Recording Secretary

DRAFT