

---

# West Branch Township Planning Commission

1705 S. Fairview Road, West Branch, MI 48661

Phone: (989) 345-5450 Fax: (989) 345-8419

[www.westbranchtownship.org](http://www.westbranchtownship.org)

## Public Hearing April 16<sup>th</sup> 2024

**Public Hearing Opened with the Pledge:** by Chairman Bell at 6:00 PM

**Roll Call of the Board Present** – Bell, Dantzer, Beck, Bak. **Absent** – Selinski

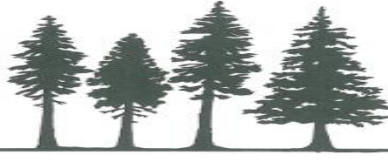
**Public in Attendance** – 9 people were in attendance during the Public Hearing

**Public Comments – Conceptual Development Plan M-76 (Planned Development)** – The projects representative was at the public hearing to answer questions from both the board and the public. The public had numerous questions on a wide variety of subjects which are listed below:

- Concerns of adequate drainage of the entire development and the impacts of increased / changes to the current wetland areas and how that will impact property to the south of the development.
- Questions regarding the road access area off M-76 and also at the end of refinery road. The project representative did mention the refinery road gate would be moved down the road.
- Significant questions regarding the condition and ability to building on the old refinery site (south portion of the entire development). Citizens claimed there continues to be contaminant issues on that portion of the site.
- Many questions on the type of housing and if it would be affiliated with State of Michigan programs or if it could potentially be used for immigrant housing projects.
- Comments were also brought up regarding the number of housing units and if the demand and need for commercial development was actually needed in that area.

During the public hearing portion the Planning commission also had questions that revolved around the publics comments as well and those comments, questions, and concerns are noted below:

- The board had questions about the amount of homes or housing units that would be sold and how many would remain for rentals.
- There were questions pertaining to demands of the region and what type of housing it would be. The project developer representative stated that the project was based off the Ogemaw County Housing study and also would be workforce type housing.
- There were additional questions pertaining to the type of development this would fully be and questions pertaining to maintenance of roads & utilities.



After NO Additional Public comment or board comments, Chairman Bell Closed the Public Hearing at 6:38 PM

**Regular Meeting March 5<sup>th</sup> 2024**

Regular Meeting Called to order by Chairman Bell at 6:38 PM after Public Hearing was closed.

**Roll Call of the Board Present** – Bell, Dantzer, Beck, Bak. **Absent** – Selinski

**Public Present** – Zoning Administrator & 9 Citizens in attendance.

**Minutes of the Previous Meetings held:** March 5<sup>th</sup> 2024

MOTION BY BAK AND 2<sup>ND</sup> BY BECK TO APPROVE TO MINUTES FROM THE FEBRUARY 6<sup>TH</sup> 2024 PLANNING COMMISSION MEETING. ALL YES ON ROLL CALL, ABSENT - SELINSKI

**New Business:**

**Conceptual Development Plan** – The board was provided with new copies of the Conceptual Development Site Plan that did not match what was given for the board’s packets during the meeting. It was noted that typically this should be submitted with the packet and not changed or brought to the board at the last second. Chairmen Bell gave the board detailed review sheet of the project that included many things that should be reviewed, included, and focused on if and when the project goes to the next phase of review. The review sheet included many things pertaining to drainage, utilities, HOA details, sidewalks, lots sizes, road standards, and many things that will need to be included in the Site Plan review. It was also noted that plans for the Site Plan Review need to provide much more detail than a concept review. It was also noted that the information for a site plan review needs to be submitted at minimum 2 weeks in advance but is STRONGLY preferred to be soon than 2 weeks before hand.

MOTION BY DANTZER AND 2<sup>ND</sup> BY BAK TO APPROVE THE CONCEPTUAL DEVELOPMENT PLAN WITH THE CONTINGENCY THAT THE ITEMS IN CHAIRMAN BELL’S REVIEW SHEET BE IMPLEMENTED IN FUTURE SITE PLAN REVIEWS THAT WILL BE NEEDED FOR ANY FUTURE PROGRESS ON THE PROJECT. ALL YESS ON ROLL CALL, ABSENT – SELINSKI.

**Old Business:** NONE

**Zoning Administrator Report** – Zoning administrator Hickmott provided the board with the 2023 Planning commission review. This included details of the Planning commission years, including number of meetings, number of permits, and accomplishments / projects over the past year. Details were also given by Hickmott and Chairman Bell about the progress and near completion of the Redevelopment Ready program which the township has been engaged in for the past three (3) years.

**Public Comment** – additional comments were made about the M-76 including access questions and a few further questions about ponds and wetlands on and around the development.

MOTION BY DANTZER SECOND BY BECK TO ADJOURN THE MEETING AT 7:00 PM.

\_\_\_\_\_  
Approval Date

\_\_\_\_\_  
Jeremy R. Hickmott, Zoning Administrator