

**Chairperson**  
Roni Christmas  
**Vice-Chairperson**  
Patti Schafer  
**Secretary**  
Margaret Sayles  
**Members**  
Jan Motz  
Michael O’Bryant  
Peter Psarouthakis  
Val Vail-Shirey (BOC Rep.)



**Community Development Dept.**  
**Planners**  
Raphael Kasen / Jeff Keesler  
**Planning & Permit Technician**  
Jessica Bolt

Clinton County Courthouse  
100 East State Street, Suite 1300  
St. Johns, Michigan 48879-1571  
(989) 224-5180

## Clinton County Planning Commission

### MEETING MINUTES AUGUST 22, 2023

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CALL TO ORDER	The Clinton County Planning Commission (PC) met on Tuesday, August 22, 2023 at 6:30 p.m. with Chairperson Christmas calling the meeting to order.
ROLL CALL	Jan Motz Margaret Sayles Michael O’Bryant Patti Schafer Peter Psarouthakis Roni Christmas Val Vail-Shirey
STAFF PRESENT	Jeff Keesler, Planner (Consultant) Jessica Bolt, Planning & Permit Technician Joel Haviland, Building Official/Zoning/SESC Administrator Raphael Kasen, Planner (Consultant) Todd Campbell, Deputy County Administrator
VISITORS	Adam Feenstra, 2493 Oakview Street SW Craig Hoppen, 3881 Coreenly Street Don VandenBerg 1619 Chicago Drive Janine Dyer, 15773 Tallman Road Joe Zrochowalski, 2464 Leoward Street NW
PLEDGE OF ALLEGIANCE	The Pledge of Allegiance was given to the flag of the United States of America.
AGENDA	<ul style="list-style-type: none"><li>The agenda was presented for review and approval.</li></ul> <b><u>PLANNING COMMISSION ACTION:</u></b> Peter Psarouthakis moved, supported by Margaret Sayles to approve the agenda as presented. Motion carried.
COMMUNICATIONS	<ul style="list-style-type: none"><li>Jessica Bolt, Planning &amp; Permit Technician introduced Sherry Curtis.</li><li><i>Sherry Curtis, clerical pool, provided information regarding her background.</i></li></ul>
PUBLIC COMMENTS	<ul style="list-style-type: none"><li>Chairperson Christmas called for public comments.<ul style="list-style-type: none"><li><i>There were no public comments.</i></li></ul></li></ul>
OLD BUSINESS	None
NEW BUSINESS <i>PC-30-23 MA (OR 194-23)</i>	<ul style="list-style-type: none"><li>Raphael Kasen, Planner Reviewed <b><i>PC-30-23 MA (OR 194-23)</i></b> – <b><i>Application for Zone Map Amendment (Rezoning)</i></b> as detailed in the</li></ul>

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Staff Report (which includes the Zone Map Amendment criteria to be reviewed by the PC).

- Chairperson Christmas asked for any comments or questions from the PC.
  - Hearing none, Chairperson Christmas called for a motion to open the public hearing.

**PLANNING COMMISSION ACTION:** Peter Psarouthakis moved, supported by Margaret Sayles to open the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

- Chairperson Christmas called on the applicant.
- Craig Hoppen, Blue Harvest Energy, LLC, gave background information about his business.
  - Blue Harvest Energy, LLC is a real estate holding company.
    - Is more likely recognized as J&H Oil Company.
  - Based out of Wyoming, Michigan with local sites in Owosso and Laingsburg.
  - Recognized the subject property as a favorable site to their business.
  - 3rd generation family-owned company.
  - Would describe their business as “small-town family folks that just happen to be in the petrol industry”.
  - Would welcome any questions about their business.
    - Architects and engineers are present for questioning as well.
- Patti Schafer indicated that the PC may have more questions at the time of SLU review as this review is for rezoning only.
- Margaret Sayles asked Mr. Hoppen what his vision is for the property?
- Craig Hoppen responded that he envisions a mini truck stop.
  - A little truck parking, fueling, little restaurant, and some out lots.
- Margaret Sayles complimented Mr. Hoppen’s Laingsburg site.
- Craig Hoppen thanked the PC for all being in attendance and reviewing his case.
- Chairperson Christmas asked for any comments from the public.
  - Hearing none, Chairperson Christmas called for a motion to close the public hearing.

**PLANNING COMMISSION ACTION:** Margaret Sayles moved, supported by Jan Motz to close the public hearing. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

- Margaret Sayles asked why this case is being brought before the PC in a special meeting?
- Jessica Bolt, Planning & Permit Technician, clarified that there is a 30-day application cut-off in which applications must be submitted to the Planning & Zoning Office a minimum of 30 days prior to a regularly scheduled PC meeting.
  - This is due to processing time, including statutorily required noticing timelines.
- Margaret Sayles thanked Ms. Bolt for the explanation.

**PLANNING COMMISSION ACTION:** Peter Psarouthakis moved, supported by Jan Motz to recommend approval of petition PC-30-23 MA (OR 194-23), Blue Harvest Energy, LLC, to the Board of Commissioners to amend the Zoning Map from A-2 (General Agriculture) to C-3 (Highway Service Commercial) for the property located in Section 10 of Bingham Township as legally described in the petition based on the following reasoning:

- Reasoning: **(1)** The seven (7) findings of fact outlined in Section 7.21.E of the Zoning Ordinance, as detailed in the staff report, have been met. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]

OTHER BUSINESS            None

COMMUNITY  
DEVELOPMENT  
DIRECTOR'S REPORT        None

PLANNING  
COMMISSIONER  
COMMENTS                • Val Vail-Shirey congratulated Peter Psarouthakis for being awarded the 2023 Outstanding Community Administrator by the Michigan Association of Planning.

ADJOURNMENT            **PLANNING COMMISSION ACTION:** With no further business to come before the Commission, Val Vail-Shirey moved, supported Margaret Sayles to adjourn the meeting at 6:45 p.m. Voting on the motion by roll call vote, motion carried unanimously. [Vote of 7-0, all in favor, none opposed.]



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Jessica Bolt, Planning & Permit Technician

NOTE: These minutes were approved by the Planning Commission on September 14, 2023.