

1 **TYRONE TOWNSHIP PLANNING COMMISSION**  
2 **APPROVED REGULAR MEETING MINUTES**  
3 **August 9, 2022 7:00 p.m.**

4  
5 **This meeting was held at the Tyrone Township Hall**  
6  
7

8 **PRESENT:** Steve Krause, Jon Ward, Bill Wood, and Kurt Schulze  
9

10 **ABSENT:** Rich Erickson, Garrett Ladd & Chet Schultz  
11

12 **OTHERS PRESENT:** Ross Nicholson  
13

14 **CALL TO ORDER:** The meeting was called to order at 7:02 by Vice Chairman Schulze.  
15

16 **PLEDGE OF ALLEGIANCE:**  
17

18 **CALL TO THE PUBLIC:**  
19

20 Vice Chairman Schulze opened the floor to receive public comments.  
21

22 Don Peitz (resident) thanked the Planning Commission for their service. He stated that there are  
23 certain properties in the Township that are not complying with Township ordinances, specifically  
24 regarding blight. He provided examples of several properties that have continuous blight issues.  
25 He encouraged the Planning Commission to discuss options for mitigating blight throughout the  
26 Township.  
27

28 Scott Dietrich (resident) agreed with Don Peitz regarding issues with blight on specific  
29 properties. He expressed concerns that he had with the distribution of the Master Plan  
30 community survey postcards. He expressed concerns with the questions asked in the Master  
31 Plan community survey. He expressed the importance of the Master Plan process. He explained  
32 that he did not have any problems with members of the Planning Commission but takes issue  
33 with the way the Township Board, specifically the Supervisor and Clerk, conducts Township  
34 business. He stated that he would truly like to help the Township with the Master Plan process.  
35

36 Jannette Ropeta (resident) stated that she represents a group called the “Tyrone Township  
37 Watch”. She asked the Planning Commission if they thought that some of the blight issues  
38 mentioned by Don Peitz are due to the Township rezoning properties. She stated that when she  
39 sent in a complaint it took a long time to be resolved. She stated that she wanted to remind the  
40 Planning Commission that the Michigan Planning Enabling Act says to make careful and  
41 comprehensive studies of present conditions and future growth. She stated that she believes  
42 surveys are important and she does not appreciate that she has been told several times that the  
43 survey is just a tool and is not very important. She stated that she is waiting until the last minute

44 before she completes her survey because she wants to wait to hear feedback from others  
45 regarding problems with the survey. She stated that when she attempted to access the survey  
46 website she received an error message. She stated that she contacted the survey group who told  
47 her that they had turned the survey off but was turned back on and functioning properly. She  
48 stated that it was still not accessible and had to go back and forth with support to try to resolve  
49 the issue. She stated that she believes several people may have tried to complete the survey but  
50 have given up because they were not able to access it. She stated that she would like to know if  
51 the survey website actually was turned on yesterday because other people have not been told that  
52 by the survey group. She expressed concerns with the content and accessibility of the survey.  
53 She requested that the survey deadline be extended to allow more people to complete it. She  
54 stated that the survey is written in a way to get certain answers and is not fair to residents. She  
55 stated that she saw that a Planning Commission meeting is scheduled at the same time as a  
56 visioning session. She stated that she believes the visioning sessions should be held separately  
57 from regular meetings because they are important. Ross Nicholson explained that the visioning  
58 session date posted was scheduled in anticipation of the survey results being completed. He  
59 stated that it would likely be rescheduled, especially if the survey deadline is being extended.  
60 Jannette Ropeta asked why there was a scheduling conflict. She expressed the importance of  
61 community visioning sessions and requested that they be scheduled separately from regular  
62 meetings and public hearings not relating to the Master Plan. She stated that the scheduling  
63 makes the Planning Commission look bad. She requested that the Planning Commission  
64 consider extending the community survey deadline.

65  
66 John Fialka (resident) stated that he lives in the Runyan Lake Heights Subdivision, which had  
67 recently had a request for paving of a private road approved by the Township. He asked why the  
68 Subdivision Association was required to provide a hold harmless agreement since the road in  
69 question was privately owned by the Association. Ross Nicholson explained that the hold  
70 harmless agreement was a condition for approval that was required by the Township Board. He  
71 stated that the Township Attorney recommended a hold harmless agreement to cover the  
72 Township from any potential liability created through approval of modified private road  
73 standards and the Township board included the requirement as a condition for approval. John  
74 Fialka asked what purpose the hold harmless agreement would have. Ross Nicholson asked if he  
75 had asked the Township Board because they are the body that approved the application with  
76 conditions. John Fialka indicated that he had not asked the Township Board. Ross Nicholson  
77 explained that the Planning Commission did not grant final approval and did not place the  
78 condition on the application. John Fialka stated that if someone where to sue over the road they  
79 would sue the Association, not the Township. Ross Nicholson stated that he was not an attorney  
80 and it was not his place to speculate on legal scenarios in which he was not qualified to answer.  
81 Ross Nicholson stated that John Fialka could contact the Township during business hours and he  
82 could put him in contact with someone who could better answer his questions. John Fialka  
83 stated that the Association paid \$1,500.00 as a deposit that was supposed to be refunded. Ross  
84 Nicholson stated that the \$1,500.00 payment was to create an escrow account to be used for  
85 Planner, Engineer, and/or legal fees that were required by the Planning Commission and/or

86 Township Board during the review process. John Fielka asked for clarification on the charges to  
87 the account. Ross Nicholson stated that he has provided all information on charges to the  
88 account so far that were provided to him from the Township accountant. Ross Nicholson  
89 recommended contacting the accountant for further details. John Fialka briefly discussed the  
90 approval process with the Planning Commission. John Fialka stated that he attempted to  
91 complete the community survey on his phone, but it did not work.

92  
93 Jannette Ropeta stated that she had a public comment to make on someone’s behalf due to the  
94 Zoom meeting being inaccessible. She stated that the comment was from Sara Dollman-Jersey  
95 (resident). She stated that visioning sessions should be scheduled at a variety of dates and times,  
96 not just on Wednesdays.

97  
98 Vice Chairman Schulze asked if there were any additional comments. None were received.  
99

100 **APPROVAL OF THE AGENDA:**

101 Steve Krause moved to approve the agenda as presented. Jon Ward supported the motion. The  
102 motion carried by unanimous voice vote.

103 **APPROVAL OF MINUTES:**

104 **1. 06/14/2022 Regular Meeting & Public Hearing Minutes:**

105 The Planning Commission reviewed the draft meeting minutes. Several revisions were made to  
106 correct spelling/grammatical errors and for clarification.

107 Steve Krause moved to approve the 06/14/2022 Regular Meeting and Public Hearing Minutes as  
108 amended. Jon Ward supported the motion. The motion carried by unanimous voice vote.

109  
110 **OLD BUSINESS:**

111  
112 **1) Master Plan**

113  
114 Vice Chairman Schulze introduced the topic and indicated that the Planner, unfortunately, would  
115 not be in attendance to provide updates on the draft Master Plan documents. The Planning  
116 Commission briefly discussed the community survey and upcoming visioning sessions. They  
117 attempted to create a strategy for visioning sessions as well as regular meetings and workshop  
118 meetings during which the Master Plan would be discussed. The Planning Commission  
119 recommended that Ross Nicholson request that the community survey deadline be extended for  
120 one week and that the Township and Master Plan websites be updated to indicate the extension.

121  
122 **CALL TO THE PUBLIC:**

123

124 Janette Ropeta (resident) stated that she was making a comment for Sara Dollman-Jersey  
125 (resident) because she could not be in attendance. She stated that Sara Dollman-Jersey stated  
126 that the suggestion for scheduling visioning sessions for days other than Wednesdays was not a  
127 legal reference. She continued stating that the Master Plan is the only document that reflects the  
128 vision of the people for the future of our community. She stated that she would think that the  
129 Planning Commission's top priority would be reaching out to people in any possible way they  
130 can. She stated that to suggest visioning sessions are not required is disappointing. She asked  
131 why the Planning Commission is not focused on reaching the people, connecting with them, and  
132 fully understanding their visions in this endeavor. A coordinated outreach that affords  
133 opportunities for residents to engage in different ways on different days, at different times,  
134 promotes genuine engagement. She stated that it is the ethical way to do this important job well.  
135 She asked that the Planning Commission please consider a more coordinated effort to reach  
136 people and inform them as to when and how to engage.

137 Steve Krause, in response to Sara Dollman-Jersey's comment, indicated that the Planning  
138 Commission has been discussing ways to maximize public involvement in the Master Plan  
139 process. Vice Chairman Schulze apologized that there was not an option for members of the  
140 public to attend the meeting remotely via Zoom teleconference. Jannette Ropeta stated that she  
141 believes Sara Dollman-Jersey made the comment primarily in reference to the upcoming  
142 visioning sessions.

143  
144 Karen Morgan (resident) stated that this was the first meeting she has attended and thanked the  
145 Planning Commission for all the time and effort that they put in to serve their community. She  
146 stated that she was not familiar with the two different types of meetings that are overlapping.  
147 She asked if she was correct in understanding that the visioning session and regular meeting are  
148 scheduled at 6:00 pm and 7:00 pm on the same date.

149 Vice Chairman Schulze stated that the Planning Commission holds regular meeting the second  
150 Tuesday of each month at 7:00 pm. He stated that any public hearings that are required are  
151 generally held on the same date as regular meetings, but the regular meeting is generally  
152 suspended at 7:30 to hold the public hearing(s) and resumed following the conclusion of public  
153 hearing(s). He stated that the Planning Commission also holds workshop meeting on the third  
154 Wednesday of each month, beginning at 6:00 pm. He stated that workshop meetings are  
155 generally reserved for Planning Commission discussion on ongoing topics that require more time  
156 than what is available during regular meetings, but they do not require a quorum because no  
157 motions are made. He stated that occasionally, if there is official business requiring formal  
158 Planning Commission action such as a public hearing, the Planning Commission may convert  
159 workshop meetings to regular meeting if a quorum is available and notice is posted.

160 Karen Morgan asked the Planning Commission if they are hoping to have residents attend both  
161 meetings or are both meetings held at the Township Hall.

162 Jon Ward indicated that the regular meetings, workshop meeting, and visioning sessions would  
163 be held in the Board Room at the Township Hall.

164 Karen Morgan asked if she was correct in her understandings that the meetings and visioning  
165 sessions are continual and not overlapping.

166  
167 Vice Chairman Schulze confirmed that the intent is that the visioning sessions and meetings do  
168 not overlap. He indicated that, the way the discussion is heading, it is most likely that the  
169 Planning Commission will just include the Master Plan discussion as an agenda item at the next  
170 regular meeting as well a scheduled public hearing for an application. He stated that they would  
171 likely schedule visioning sessions independently from regular meetings or workshop meetings.  
172 Karen Morgan asked what the purpose of visioning sessions are?  
173 Vice Chairman Schulze stated that the visioning sessions is for residents to provide input to the  
174 Planning Commission and Planning Consultants to aid in drafting the Master Plan.  
175 Karen Morgan asked if the visioning session data is incorporated into the draft Master Plan even  
176 after the community survey deadline has ended.  
177 Vice Chairman Schulze stated that the intent is to use the survey data as a tool to provide  
178 additional public input to be considered in addition to the data collected during visioning  
179 sessions.  
180 Karen Morgan asked if the community survey deadline ends, if residents who were unable to  
181 complete the survey would be able to attend visioning sessions to provide their input so that it  
182 may be incorporated into the draft Master Plan.  
183 Steve Krause confirmed. He stated that the survey is going to provide the Planning Commission  
184 with initial direction on where the community wants to go with the Master Plan and the visioning  
185 sessions will give residents the opportunity to further express their visions for the future of the  
186 community.  
187 Karen Morgan requested confirmation that she is correct in understanding that the draft Master  
188 Plan is a working document that will continuously be updated and modified as additional  
189 information becomes available.  
190 Steve Krause confirmed. He stated that visioning sessions allow residents to express their  
191 feelings on how they would like to see the Township moving forward into the future.  
192 Karen Morgan asked if she was correct in understanding that a final draft Master Plan would not  
193 become available until after the final visioning session.  
194 Vice Chairman Schulze confirmed. Jon Ward added that there will also be public hearings held  
195 regarding the draft Master Plan in addition to the visioning sessions. Vice Chairman Schulze  
196 indicated that the Planning Commission intends to include Master Plan discussion on regular  
197 meeting and workshop meeting agendas as well. Jon Ward indicated that call to the public  
198 during regular meetings and workshop meetings is also an additional opportunity to provide  
199 input on the draft Master Plan to the Planning Commission.  
200 Karen Morgan asked if the Township is charged for the meetings and visioning sessions by the  
201 Planning Consultants.  
202 Jon Ward confirmed that the Township pays for the Planning Consultant services. Steve Krause  
203 stated that the visioning session fees are part of the total Master Plan contract.  
204 Karen Morgan asked for confirmation that the Township would be holding a total of four  
205 visioning sessions.  
206 Steve Krause confirmed. He added that they could schedule additional visioning session(s). if  
207 necessary, but there would be additional charge(s).

208 Karen Morgan suggested that the Planning Commission should provide the public with  
209 information on the topics that would be covered during each visioning session so those who plan  
210 to attend can prepare in advance.

211 Steve Krause indicated that the Planning Commission will be discussing visioning session topics  
212 and format during their next meeting. He stated that the Master Plan is an extremely important  
213 document for the Township, and he does not foresee that spending additional money for any  
214 additional Master Plan work would receive opposition from the Township Board or Planning  
215 Commission. He stated that the Master Plan is a required document and is very important  
216 because if the Township were to deny a rezoning or similar request, the Master Plan would aid in  
217 forming a basis for the Township's defense. Vice Chairman Schulze stated that the Planning  
218 Commission does not have any way to accurately predict what the attendance at visioning  
219 sessions may be. He stated that the Board Room can accommodate somewhere around sixty  
220 people which may or may not be enough capacity to accommodate all residents who would like  
221 to participate in visioning sessions. Steve Krause asked what the attendance looked like during  
222 the last meeting for the proposed rezoning of land for an asphalt mixing plant special land use.  
223 Jon Ward indicated that there were around one hundred people in attendance via Zoom and  
224 occasionally more than one hundred. Jon Ward stated that he assumes Zach Michels (Planner)  
225 would have a better way of gauging how much space would be necessary to hold the visioning  
226 sessions. The Planning Commission briefly discussed options for maximizing available capacity  
227 for visioning sessions.

228  
229 Don Peitz (resident) stated that the Township should fix the audio video system so that residents  
230 don't need to record meetings on their phones.

231 Jannette Ropeta (resident) stated that she will always record the meetings regardless.

232 Don Peitz stated to Jannette Ropeta that communicating comments from residents not in  
233 attendance to the Planning Commission may not be appropriate because it may not be enough of  
234 a wide net that the public could have. He stated that the Township has scheduled some Zoom  
235 meetings and the technology is there. He stated that it should not be up to the Planning  
236 Commission or Township staff to manage remote meetings. He stated that the Planning  
237 Commission and staff should encourage the Board of Directors to get things straightened out.

238 Don Peitz asked the Planning Commission how long they have been working on the Master Plan.  
239 Vice Chairman Schulze indicated that they initially started discussion after the COVID-19  
240 shutdowns had ceased.

241 Don Peitz stated that the Master Plan is a requirement for Townships, to be reviewed every five  
242 years, so it needs to occur. He stated that the Township sent out a survey. He stated that it is  
243 important to get as many completed surveys back as possible. He asked the Planning  
244 Commission if they had an idea of what percentage of surveys they expected to receive. He  
245 stated that it could be somewhere between ten and thirty percent.

246 Steve Krause stated that the last survey that the Township sent out regarding the Historic Town  
247 House had a return rate of thirteen percent.

248 Don Peitz stated that the surveys have been sent and the deadline published. He stated that he  
249 does not feel that it is necessary to extend the community survey deadline. He suggested that the

250 Township should not have to wait around and keep accommodating people who do not have the  
251 proper equipment or do not want to try to fix their own problems. He stated that the survey is  
252 important and it is also important for people to attend meetings and make comments in person.  
253 He stated that he can recall certain meetings in the past when the Township was discussing  
254 police and fire protection. He stated that several meetings were held, a lot of residents  
255 participated, the decision was made, and residents were assessed to cover the cost. He stated that  
256 police and fire protection is important for everyone regardless of the value of their houses or the  
257 number of people living there. He suggested that the Planning Commission should not extend  
258 the community survey deadline so they can move on to holding visioning sessions as originally  
259 scheduled. He urged the Planning Commission to be prepared to record the data that is  
260 generated from visioning sessions. He stated that it is very important that the Planning  
261 Commission establishes rules of order for the visioning sessions. He reiterated that he feels the  
262 Planning Commission should not extend the survey deadline so they can continue moving  
263 forward with the Master Plan process as it was originally scheduled. He stated that he heard a  
264 reference regarding Zach Michels (Planner) updating the website. He asked why the Planner  
265 would be involved in updating the Township website.  
266 Ross Nicholson indicated that the website update in question was regarding the Master Plan  
267 website which is being managed by the Planning Consultants (Carlisle Wortman Associates),  
268 which is set up separately from the Township's website.  
269 Don Peitz asked if the cost of the Master Plan website was included in the Master Plan contract  
270 with Carlisle Wortman.  
271 Ross Nicholson confirmed.  
272 Don Peitz stated that the Planning Commission should continue to make efforts to maximize  
273 public participation but remember to be prepared to record the data as it is received so they can  
274 keep the Master Plan process moving forward.  
275  
276 Jannette Ropeta (resident), in response to Don Peitz's suggestion to the Planning Commission  
277 that the community survey deadline should not be extended for people who do not have the  
278 proper equipment or do not want to make an effort to resolve their own technical issues, stated  
279 that she does not think Don Peitz is aware of the specific issues people have been experiencing  
280 with the community survey. She stated that not extending the deadline would be wrong. She  
281 stated that the Township needs to make the survey accessible for all residents. She stated that  
282 she would like to thank whoever prepares the Planning Commission meeting minutes. She stated  
283 that the technical problems with Zoom are unacceptable and should not fall on Township staff.  
284 She stated that the Township spent thousands of dollars last year to update the audio and video  
285 recording equipment. She stated that she called the Township to ask why Zoom meeting have  
286 not been available and was told by the Deputy Clerk that the Township did not want to pay for a  
287 maintenance agreement so they were waiting until someone was available to resolve the issues  
288 for free. She stated that the Township has known about the Master Plan update for eighteen  
289 months and were told by the Township Supervisor that the Township badly needed public  
290 participation during the process. She stated that she can gather at least ten people including  
291 herself and Sara Dollman-Jersey to jump in and help the Township with the Master Plan. She

292 stated that she would love to help and does not understand why the Township would not allow  
293 her to participate.

294 Steve Krause indicated that the decision to appoint members of the public to committee(s) to  
295 work on the Master Plan is not the Planning Commission's decision to make.

296 Jannette Ropeta asked why the Planning Commission did not speak up and request that the  
297 Township Board set up a way for a group of volunteer residents to draft the Master Plan.

298 Steve Krause indicated that the Planning Commission was directed by the Township Board to  
299 prepare the draft Master Plan [aided by surveys, visioning sessions, and public participation at  
300 meetings].

301 Jannette Ropeta stated that the Planning Commission just does what they're told.

302 Steve Krause stated that the Board provides tasks and general direction to the Planning  
303 Commission.

304 Jannette Ropeta stated that it is disappointing because the Planning Commission is elected or  
305 appointed. She asked for clarification from the Planning Commission.

306 Vice Chairman Schulze indicated that the Planning Commissioners are appointed.

307 Jannette Ropeta stated that she recently found out that residents cannot compare the existing  
308 Master Plan with the draft Master Plan.

309 Jon Ward stated that he believes the subject was discussed at a previous meeting. He stated that  
310 the draft Master Plan documents include tracked changes that occurred during the drafting  
311 process. He stated that the latest draft documents can easily be compared to the existing Master  
312 Plan if they would like to do so.

313 Jannette Ropeta stated that she understands but was just making the statement for residents who  
314 may be listening in. She stated that if anyone wants to review the current Master Plan and be  
315 able to see what has changed, they would not be able to do so. She stated that the Planner just  
316 created the draft documents based on bits and pieces from the current Master Plan and the  
317 Planning Commission is just going through and editing the new draft documents.

318 Jon Ward indicated that they are not simply creating new sections from scratch, but are adding  
319 new sections, removing unnecessary sections, and revising existing sections.

320 Jannette Ropeta stated, for people listening in that have studied the existing Master Plan, that is  
321 not how it works. She thanked the Planning Commission for recommending an extension of the  
322 survey deadline. She requested that the Township website be updated and an email sent to  
323 subscribers as notification that the survey deadline is extended. She stated that she is glad that  
324 the visioning sessions are going to be pushed back to allow for the survey deadline extension.  
325 She stated that she does not appreciate Steve Krause's comment that the Planning Commission is  
326 not the body that would have the authority to appoint volunteer resident committee(s) for the  
327 Master Plan.

328 Steve Krause stated that he was just explaining that they cannot make the decision.

329 Jannette Ropeta stated that he could have gone to the Supervisor and explained that the Master  
330 Plan is more work than they thought and suggest that he appoint members of the public to  
331 committee(s) to draft the Master Plan. She stated the committee(s) could just focus on items that  
332 the Planner, Planning Commission, and Township staff do not have enough time to address. She  
333 stated that she does not understand how that could be a problem. She asked Steve Krause to

334 approach the Supervisor and ask him if they could appoint volunteer resident committee(s). She  
335 stated that if it makes him feel any better, he could tell him that Jannette Ropeta would not be a  
336 part of it.

337 Steve Krause stated that he would have to decline.

338 Jannette Ropeta asked the Planning Commissioners if any of them would stand up and request  
339 that the Township appoint volunteer resident committee(s) to work on the draft Master Plan.

340 Vice Chairman Schulze stated that the Township is contracted with and paying Carlisle Wortman  
341 to work with the Planning Commission to draft the Master Plan. He stated that the Planning  
342 Commission has an obligation to generate a draft that can be presented to the community for  
343 review.

344 Jannette Ropeta stated that Carlisle Wortman could ask her and her contacts for assistance as  
345 well because Zach Michels has stated that he does not have enough time to complete certain  
346 tasks. She urged the Planning Commission to represent the people and ask if volunteer resident  
347 committee(s) can be appointed to help with the Master Plan process.

348 Jon Ward stated that the Master Plan is not just the Planning Commission putting it together. He  
349 stated that there will be input from the Township Board. He stated that the Planning  
350 Commission has no control over the budget for the Master Plan. He stated that the Board  
351 contracted with the Planning Consultants to work with the Planning Commission in drafting the  
352 Master Plan.

353 Jannette Ropeta stated that Zach Michels has stated that he does not have time. She stated that  
354 she is asking again if they can get involved.

355 Jon Ward stated that the latest draft documents are all available online and residents have the  
356 opportunity to mark up the drafts with comments and send to the Planning Commission for  
357 consideration. He stated that they can review those comments.

358 Jannette Ropeta stated that her emails do not get read or are ignored by the Township.

359 Jon Ward asked Ross Nicholson how he distributes emails addressed to the Planning  
360 Commission. Ross Nicholson indicated that he will send them to the Chairman, Subcommittee,  
361 and/or the full Planning Commission, depending on how it was addressed.

362 Jannette Ropeta stated that it is very sad that the Planning Commission will not stand up and ask  
363 that volunteer resident committee(s) be appointed.

364

365 Scott Dietrich (resident) stated that there have been issues with the Master Plan process since day  
366 one. He stated that Zach Michels has some problems and he is very disappointed. He stated that  
367 there is information that residents received after the survey was put together that they needed.  
368 He stated that the Township needed public engagement in order to put a good survey together.  
369 He stated that he is very disappointed in the way in which the Master Plan process is going. He  
370 stated that he picked up a hard copy of the survey from the Township offices. He stated that  
371 previously, people were unable to get hard copies of the survey because they were not prepared  
372 yet. He stated that he feels a week extension of the survey deadline is a good idea. He stated  
373 that he doubts there will be more than twenty residents present at the visioning sessions because  
374 it is always the same people that participate in these kinds of things. He stated that the Township  
375 Supervisor is upset that residents want to participate because he does not like to be challenged

376 and is still hurting from the asphalt plant application. He stated that while the asphalt plant  
377 application was being reviewed, Steve Krause is the only Township representative that stood up  
378 in opposition to the request. He stated that Steve Krause was acting as a citizen first and he  
379 knew what the community wanted and did not want. He stated that the problem is that the  
380 Planning Commission meets residents want to know where they are coming from. He stated that  
381 if there is no transparency you get mistrust. He stated that the asphalt plant application went on  
382 for too long and it made people upset and bitter. He stated that it was very emotional and there  
383 are a lot of things that are emotional in the Township. He stated that the Planning  
384 Commissioners should have stood up and told the applicants seeking approval for a rezoning and  
385 special land use to operate an asphalt mixing plant that they would review the application but did  
386 not like the proposal. He stated that Steve Krause is the only one who stated he did not like the  
387 proposal.

388 Steve Krause stated that he thinks everyone on the Planning Commission was on the same page.  
389 Scott Dietrich stated that he was not saying that they were not. He stated that the problem we  
390 have now is that we have a Township Supervisor who wants to put the asphalt plant application  
391 behind him and he just wants to hold grudges and not help people.

392 Scott Dietrich stated to Jannette Ropeta that the Planning Commission can only do what the  
393 Supervisor tells them to do. He stated that that is where the problem lies. He stated that the  
394 problem is with communication between the Planning Commission, Township staff, and the  
395 Supervisor. He stated that we need to get the Master Plan process going. He stated that people  
396 only react if something affects them directly.

397 Steve Krause stated that the Planning Commission is doing everything they can to accommodate  
398 everyone when it comes to the Master Plan process. He stated that he is personally annoyed at  
399 how some residents treat the Planning Commission.

400 Scott Dietrich stated that he does not really care.

401 Steve Krause stated that the mandate the Planning Commission is given is what they have to  
402 follow. He stated that they are trying to accommodate everyone.

403 Scott Dietrich stated that the Supervisor will not work with certain people. He stated that word  
404 travels fast in the Township and people know that the Supervisor does not want to work for  
405 certain people. He stated that there has been a lot of time since the asphalt plant application  
406 where the Township could have been working on the Master Plan. He stated that he is going to  
407 do everything he can to make sure that the Supervisor gets voted out next election.

408

409 Jannette Ropeta stated that she wanted to apologize to the Planning Commission for assuming that  
410 appointed officials would go to bat for residents. She stated that she did not realize that they are  
411 just given mandates and apologizes for even asking the question.

412 Jon Ward stated that the Planning Commission is willing to accept all kinds of different feedback  
413 and continues to try to encourage residents to participate and contribute to discussions. He stated  
414 that the only comments they keep receiving are comments about the website not working and  
415 similar things.

416 Jannette Ropeta stated that she has sent several emails to the Planning Commission.

417 Jon Ward asked if the emails included comments on the content of the Master Plan or just  
418 comments on how the Township should be preparing the draft.  
419 Jannette Ropeta stated that she is just stating what the facts are and is sorry again for asking that  
420 the Planning Commission goes to bat for residents.

421  
422 Vice Chairman Schulze asked if there were any additional public comments. None were  
423 received.

424  
425 **MISCELLANEOUS BUSINESS:**

426  
427 Ross Nicholson stated that the Hornbacher Contractor Limited Storage Special Land Use  
428 application had been withdrawn by the applicant. The Planning Commission briefly discussed.

429  
430 **ADJOURNMENT:**

431  
432 The meeting was adjourned at 8:39 pm by Vice Chairman Schulze.