

**Iosco Township Planning Commission Minutes  
August 9th, 2022**

Meeting was called to order at 7:01pm by D. Alderson Chairperson.

Members present Dan Alderson Chairperson, Joe Parker Trustee, Anne Allen Zoning Administrator, Tammy Higgins, Sheri VanWyck, Patty Dunn and Mary Wood Recording Secretary. Also present Mark Eidelson, Landplan Incorporated; Chris Wilson, Wilson Pike Development (Applicant, representing Dollar General), Jason VanRyn, Civil Engineer & Landscaping Design from DMG/Nederved and John Gaber, attorney representing Dollar General.

July 12, 2022 regular meeting minutes were read. J. Parker motioned to approve as amended. P. Dunn 2<sup>nd</sup>. All Ayes. Approved. Public Hearing minutes were read. J. Parker motioned to approve S. VanWyck 2<sup>nd</sup>. All Ayes. Approved.

Agenda was read. J. Parker motioned to approve. T. Higgins 2<sup>nd</sup>. All Ayes. Approved.

First Call to Public. Public was heard.

**Communications** – Mark Eidelson report of July 30, 2022 report to Planning Commission. Planning Commission was asked do they accept the finding facts and conclusions of M. Eidelson’s Report of July 20, 2022. Commission was polled, all were in agreement.

**New Business** – None

**Unfinished Business** – Site Plan Review – Dollar General #23857 and Special Land use permit application for Dollar General. Updates from Jason Civil Engineer & Landscaping Design of DMG/Nederved and Chris Wilson of Wilson Pike Development were heard and input from M. Eidelson. D. Alderson Chairman of Planning Commission polled the Commission asking if they agree with M. Eidelson’s finding facts and conclusions in report of 7-30-2022. Planning Commission unanimously agreed. After some discussion J. Parker motioned to recommend to the Board for conditional approval of Dollar General #23857 site plan and Special Land use permit application. Conditions are M. Eidelson report of June 30, 2022 to Planning Commission and report of July 30, 2022 includes items 1 & 3 on page 3, excluding item 2 on page 3. Also the only outside sales allowed will be as shown per plans dated 7-21-2022, any other outside sales would require screening that would require site plan update application that may or may not be approved by the Township. Planning Commission request to update plans to remove reference to municipalities other than Iosco Township. Recommended approval does not apply to any signage information on the plans dated 7-21-2022 from Nederved. Signage shall be addressed in a separate land use application at a later date. D. Alderson 2<sup>nd</sup>. All Ayes. Approved.

Township Board Report – The Township Board report was heard.

Zoning Administrator Report

32 permits have been issued which include 11 new dwellings and 11 waivers. A. Allen reported problem situation on Munsell Rd is for sale, also reported a concern with campers on Coon Lake Rd. A. Allen is working with J. Dailey to update/make compliant the Township General Ordinances and forms working with Municode.

Zoning Board of Appeal -None

Second call to the public. Public was heard.

D. Alderson motioned meeting be adjourned at 8:56pm. 2<sup>nd</sup> by J. Parker. All Ayes. Approved.

Respectfully Submitted,

Mary A. Wood  
Recording Secretary