

**PLANNING COMMISSION
REGULAR MEETING**

May 13, 2024

4884 W. Curtis St.

MEMBERS PRESENT:

Kathy Noel
Arthur Brood
Carolyn Hall
John Kane
Barbara Hampton
Nate Beery

MEMBERS ABSENT:

Judy Wright

Also present: Katie Murray, Billy MacDowell & co.

Chairman Brood called the meeting to order at 6:30 PM.

MOTION #1: by John Kane to approve the agenda. Seconded by Barbara Hampton. Motion carried.

MOTION #2: by Kathy Noel, second by John Kane, to approve the minutes for March 11, 2024. Motion carried.

NEW BUSINESS:

Towing Business: Billy MacDowell is interested in purchasing property for a towing business. He was initially interested in the property behind the Co-op, but understands there would be objections. He is now interested in the old Pipe and Piling property.

He asserts that this would not be a scrapyard, he does not plan to store junk cars, and that there would be a large fence as well as a ground barrier to prevent oil leaks. He wants to be centrally located in Kincheloe to service both Sault Ste. Marie and St. Ignace.

John Kane questions how a ground barrier would handle snow or rainfall. MacDowell says that he plans to install a filtration system according to EGLE guidelines, but that it should not be an issue if he is not keeping wrecked or junk cars. He intends to work directly with body shops, and storage needs should be minimal, with nothing held for longer than 30 days.

There is some discussion as to whether this would be commercial, as storage or parking, or light industrial. Arthur determines it would be light industrial, which is how the Pipe and Piling property is zoned. The area around the Co-op is commercial.

While the EDC also has property that might work, they have stated it is not for sale.

Kathy agrees to speak to the assessor about determining the value of the property, and whether it will be possible for a smaller portion of the property to be leased. MacDowell will need to speak to the board regarding a purchase or lease agreement.

Election of Officers:

MOTION #3: by Kathy Noel, second by John Kane, for a unanimous ballot of existing officers.
Motion carried.

Meeting adjourned at 7:00 PM.

Carolyn Hall, Secretary

Minutes typed by Katie Murray