

Village of Millington
Public Hearing Planning Commission Meeting
Rezoning Request – Dyna Products
Wednesday June 21, 2023

Roll Call

Present: Bonadurer, Jorgenson, Nesbitt, Reinert, Shreve, Wood

Absent: Grapentine, Snyder

Attending: Bassett, Long

Others: Danielle Zuzula, Tim Render, Ember Render, Ronald Leach, Linda Leach, Terry Jones, Susan Jones, Dwight Keinath, Lorie Keinath, Butch Edler, Laurae Edler, Elaine Cobb, Sharon Beam, Nathan Miller, Noah Yoder, Elmer Miller, Louie Weaver, Jessie Bassett, Dawn Paquette, Don Wellington, Michael Boucher

Call to Order: This Public Hearing of June 21, 2023 at 5:30 pm to consider a Rezoning Request for 7 residential empty lots on Beckwith Street to be rezoned as commercial to allow for storing of equipment, mainly firewood processors.

“This meeting was recorded.”

The meeting was called to order by Vice Chairperson Nesbitt in the Village Council Chambers at 5:31 p.m.

All recited the Pledge of Allegiance.

New Business: Dyna Products

Speaker: Nathan Miller: *Introduced himself and thanked everyone for attending and that they value their neighbors’ opinions. He stated that they had expanded in the past year and would like to use these lots for storing wood processors.*

Elmer Miller stated that they would be willing to put up fencing, whatever that neighbor would like to see.

Public Comment: *(Dyna’s responses in blue)*

The following is a summary of concerns, not a word for word rendering of any comments.

Danielle Zuzula stated she lives across street. What will it do with traffic, will it add more traffic? *Traffic will be mostly tractors bringing equipment in and out.*

Ms. Zuzula stated that in the application they have no intentions of adding on, what are your intentions of adding in future? She stated that every night there is machinery that comes on at about 10 pm. *Dyna is unaware of what this could be and will look into it.*

Privacy fence – will the privacy fence be aesthetically pleasing? Wondering about the value of her house? Will it lower the house? Tractors up and down the road, it is a very peaceful road. She would like to see at least a 6 ft fence with landscaping.

Could use the back way for tractors going in.

Tim Render appreciates everything they have done. What usages are within C-2 are allowed on their current property? Where they are proposing the back entrance to M15 seems to be better than Beckwith. *Jeff informed him that it was C-2, and that 5 years ago the PC allowed them an adaptive reuse. The manufacturing portion is industrial, but they have administrative & sales also in the front. Allowing them to be used as C-2. Requirements for open storage in C-2 are basically fencing.*

Why are they moving all the equipment when they have a spot in industrial park? *The property in Industrial park was sold and they need to move that equipment. They are not looking to expand production, just looking to move the equipment.*

Ron Leach – Do the size of those lots meet current specifications? *Jeff responded with the lots are 66x132 – and although they do not meet specifications, they are grandfathered in.*

Mr. Leach stated that he was not in favor, that he would like it to stay residential.

Linda Leach stated that she was concerned for the neighbors and the noise. She stated that it is a quiet residential area and they have lived there over 50 years.

Terry Jones stated that he came just to see what everyone's thoughts were.

Dwight Keinath stated he is not a village resident but would like to see a resolution that everyone could be happy with.

Butch Edler & Laurae stated that they are very thankful they are in community and do agree with others, they bought as residential and would like it to stay that way. Recommended maybe giving them a variance?

Elaine Cobb is glad they came to town, but she doesn't want the Village to get smaller. Asked why they can't park equipment at Industrial Park or clearing woods behind and parking away from Beckwith would be better - people won't want to buy a house next to commercial property.

Jessie Bassett discussed what the Amish have brought to the village – she is grateful they choose us. Does not want to see the residential lost on Beckwith. Beautiful backyards, walk out of backyard and there be equipment. Are there areas they could be hidden in the back. Residential feel needs to stay.

Dawn Paquette stated she was just gathering information.

Don Wellington stated that Mrs. Bassett stated it well. A way to not lose residential. A solution that will not take away residential.

Mike Boucher stated that he was not against it and the plan did not bother him. His biggest concern is lower housing value.

Mr. Nesbitt reopened the floor to anyone that wanted to add any additional comments.

Jessie Bassett wanted to discuss what would the benefit or disadvantage be to the variance.

Tim Render suggested certain trees that worked well with creating a natural fencing.

Danielle Zuzula and father stated that going from residential to commercial, will hurt the resale value of the house. If she wants to sell it, they won't be able to sell for what they want. Her main concerns were aesthetics and residential to commercial.

Dyna closing comments – Nathan thanked everyone for their participation. He understands the commercial aspect and upon reflection of all the comments, he stated that he would have the same concerns. He stated that a variance vs rezoning, they would be okay with it. Would they consider rerouting – yes, and it was a great point, lighter traffic. They will look at the machine running at 10 pm.

Jeff Bassett – Zoning Administrator discussed the 7 lots, if this were to go to C-2, fencing 6 ft privacy or greenbelt or landscaping is required anywhere where the property is against residential. He discussed fence setbacks. Off street loading and unloading. Bringing this in off back of main property would be a better option, but he needs to look into it deeper. Mr. Bassett stated that personally, there is not a lot of housing and would hate to lose any. He recommended housing on the front lots, variance on the back so none can be seen from the road.

Rezoning this becomes spot zoning – as a rule we don't do spot zoning. A variance could be done if we can find wording to allow for storage.

Gailan Reinert discussed wanting to keep it residential in front and create a parking lot in back.

Gary Shreve stated that all his questions have been answered. Would like to keep residential frontage but wants to work on a solution that will benefit everyone.

Herb Thompson thanked Nathan for the presentation and was impressed with the meeting as a whole, residents and Dyna working together to come up with a solution for everyone.

Gary Shreve asked if we do a variance are they able to build on the property? *No they would be only be able to do what is outlined in the Special Use Permit.*

Troy Bonadurer stated that he stopped into Dyna and Nathan allowed him to walk the property. The northeast corner of the property is substantially low spot. Not impossible, but what they were proposing was to avoid the labor intensive of building up the low spot. Workable situation – keeping the residential feel is very important to the Village. Wooded areas are natural sound absorbers. If the back drive works, it flows to the creek, and will have to watch what they do to keep everything flowing and working. The wooded area is already C-2. The fact that they are listening and willing to work with everyone is great.

Theron Nesbitt stated that there were a lot of good comments tonight. What they are doing is awesome and that Dyna employees community members. Win/win is what he is hoping for. He inquired if the parking lots will be grass, paved, gravel? **Will be grass, not paved.** He discussed environmental issues. He discussed the Village's tax budget and loss of taxable value. He stated that he felt it was great that they participate in the village activities.

Pat Wood – Plan A – bring parking through Beckwith

Plan B – access parking through the back side of main property

Plan C – what would you do with the parcels?

Environmental – is there a Phase 2? *Every 2 years they do inspection.* Using it as a parking lot – what would remedy be for any leaks? *Removing soil if there were leaks.*

Duane Jorgenson – Everything from industrial will be moved. Glad they are willing to work with the village.

Adjournment:

Meeting adjourned at 5:31 p.m. **7 yeas 0 nays 0 abstain**

The next Regular Planning Commission Meeting will be on
June 21, 2023 at 6:00 p.m.

Respectfully submitted,

Kaylene Long
Village Clerk