

Gilford Township Planning Commission Meeting- Special Meeting

November 26, 2018

1. Call to order: 9:00 a.m.
2. Pledge of Allegiance
3. Roll call: Members Present: Kaijala, Dohrmann, Gruber, Houghtaling. Prime Absent. Auxiliary Present: Strasz, Strasz, Stockmeyer, Haines, McQuillan, Goss, Members of Quality Roasting, Representative from Spicer, etc.
4. New Business:
 - a. Members from Quality Roasting shared presentation on proposed development. Members went over the roasting process and potential facilities on the development. Water not used in the roasting process other than cooling. Natural gas and electric are the main energy sources for the process. Roasting process is mechanical. No solvents or chemicals are used in the process. Members noted that Michigan supports the facility by means of livestock, crops, and infrastructure. Project has potential to increase soybean price by 5 to 15 cents per bushel. Initial goal of 2.2 million bushels of soybeans annually. Development plans on 10 trucks per day for normal operation. This increases to 50 trucks per day for peak harvest season. Process will consume 5 gpm of water with no sewer discharge. Rail options are there but not planned with initial development. Along with the soybean meal product, soybean oil is a product available for purchase. The organization plans to offer higher prices to local growers while providing a product to local feed mills at a lower price.
 - b. McQuillan discussed with commission uses by right and use by special use permit. Zoning administrator is initial determinant of this classification. Initial impressions of the administrator is that the project falls under use by right in the industrial district. Township would involve a planning organization to ensure all parameters of site development are met with zoning ordinance.
 - c. Planning Commission will set meeting at December 10, 2018 regular meeting to review site plan.
6. Old Business: None
7. Public Comment: None
8. Meeting adjourned: 10:11 a.m.

