

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
OCTOBER 20, 2022

The meeting was called to order by Chairman Horen at 7 p.m.

Members present: J. Horen, J. Kruger, G. Brandt, D. Zube (Alternate), C. Schweitzer
Members absent: A. Lyday absent
Also present: R. Sheppard-Attorney, Steve Wilkinson, Kyle Groat, Wayne Reno

The Pledge of Allegiance of the United States of America was recited by those present.

Motion by Schweitzer, seconded by Zube to adopt the agenda as presented.

Motion unanimously carried.

Motion by Zube, seconded by Brandt to approve the minutes of Special Meeting of September 20, 2022 as presented.

Motion unanimously carried.

Public Input

Public input was opened at 7:01 p.m.

Wayne Reno asked what the plans are for the location on 3 Mile?

Steve Wilkinson responded that they are physically moving the gas through trucks, which is what is considered a virtual pipeline from one place to the other. He explained that they are not changing the chemical makeup of the gas, they are just moving it from one location to another.

Items for Consideration

09-100-011-400-030-00

3900 S. 3 Mile

REV LNG LLC

Ordinance Interpretation

Horen read the letter that was sent out to neighboring property owners of 3900 S. Three Mile Road to interpret the Ordinance 67 as amended, section 5.03(m) natural gas production and processing facilities.

Sheppard asked Wilkinson for the definition for LNG.

Wilkinson replied, "Liquified Natural Gas"

Wilkinson explained that the water is pulled out of the gas at the farms before it is shipped to the 3 Mile location and then pulled out of the gas again at the 3 Mile location before it would be shipped out.

Wilkinson stated that all Federal & State guidelines will be followed, and all drivers will be certified.

Krueger asked if treating, separating or refining the gas will be done on site?

Wilkinson replied, "No"

Schweitzer asked how many trucks are anticipated at the site each day.

Wilkinson stated one or two trucks per day and more during the winter months when the demand is required.

Discussion continued among the members.

Wilkinson explained that Monitor 11 site (3900 S. Three Mile) will take methane from the Thumb farms and transport it to the Monitor site. Monitor 11 is set up to handle 12 farms.

Wilkinson stated that they are not refining the gas, they are enhancing the dehydration process.

Sheppard raised the question, if the process of gas processing? Is taking the gas out of the pipeline processing?

Much discussion occurred.

Horen discussed safety with the transferring process, especially if no one is at the site.

Wilkinson stated that the un-manned site is common in this industry.

Brandt stated that the location has become a transfer station.

Schweitzer said that the ZBA's job tonight, is to interpret the ordinance.

Sheppard discussed industrial zoning.

Motion, Interpretation by Schweitzer, supported Zube: The provisions of Ordinance 67, section 5.03(m) is equally applicable to transporting gas in the through a pipeline as well as removing it and trucking it away from the pipeline, all which are permitted by this section, 5.03(m). Also, providing that the Planning Commission approves the special use.

Roll Call Vote:

Yes: Schweitzer, Krueger, Zube

No: Horen

Abstain: Brandt

Absent: Lyday

Motion carried
Motion by Schweitzer, supported by Krueger to adjourn.
Motion carried.

The meeting was adjourned at 8:25 p.m.

Respectfully,

Joy Krueger
Secretary
JK/djp