

OSCODA-WURTSMITH AIRPORT

Meeting MINUTES OF THE
JOINT AIRPORT ZONING BOARD MEETING
10:00 a.m. Monday, February 15, 2021

I Chairman C. Brummund called the meeting to order at 10:00 a.m.

II ROLL CALL

Zoning Board:

Carolyn Brummund, Chairman	Present
Sheila Phillips	Present
Rick Binkowski	Present
Leisa Sutton	Present

OTHERS PRESENT:

Gary Kellan, Airport Manager / Zoning Administrator
Brenda McNeill, Administrative Assistant
Jack Brown, Assistant Airport Manager
Mark Poland – B& B General Contracting
Don Nolan – Kalitta Air
Patricia Alvord – Oscoda Press

III ADOPTION OF AGENDA

Ms. Sutton made a motion to approve the Agenda. Mr. Binkowski supported the motion. Ms. Phillips, Yes, Mr. Binkowski, Yes, Ms. Sutton, Yes, Ms. Brummund, Yes. Motion carried.

IV. APPROVAL OF MEETING MINUTES - November 8, 2019

Mr. Binkowski made a motion to approve the meeting minutes of November 8, 2021. Ms. Sutton supported the motion. Mr. Binkowski, Yes, Ms. Sutton, Yes, Ms. Phillips, Yes, Ms. Brummund, Yes. Motion carried.

V ELECTION – JOINT AIRPORT ZONING BOARD OFFICERS

Mr. Binkowski made a motion to keep the current President, Carolyn Brummund, and Vice President, Leisa Sutton. Ms. Phillips supported the motion. Ms. Sutton, Yes, Ms. Phillips, Yes, Mr. Binkowski, Yes, Ms. Brummund, Yes. Motion carried.

VI. CURRENT BUSINESS

A. Case No. 2021-01 – Kalitta Air Hangar No. 10 Site Plan Review

Mr. Kellan reported that B & B General Contracting has submitted an application for Site Plan Review on behalf of Kalitta Air. The project involves constructing an aircraft maintenance hangar. The proposed construction site is located within the 'Aviation Support' (A-2) Zoning District. It is also located adjacent to nine existing aircraft maintenance hangars. A location map and site plan drawings were provided to members of the Zoning Board. Board Members were also offered the opportunity to visit the site prior to this meeting.

Mr. Kellan noted that aircraft maintenance activities are an allowed 'Principal Use' within the A-2 zoning district. Therefore, 'Special Land Use Permit' considerations are not applicable for this project.

In preparation for deliberations about the proposed Site Plan review, Staff previously recommended reviewing the Oscoda-Wurtsmith Airport Zoning Ordinance. Specifically, members of the Zoning Board had been reminded that *Article VII, Section 7.3* - - sets forth specific standards to be considered when evaluating a Site Plan for approval consideration. An excerpt copy of Section 7.3 was provided to the Board.

Mr. Binkowski made a motion to approve OWA Zoning Case No. 2021-01, which includes approval of the submitted Site Plan for developing an approximately 92,562 sq. ft. aircraft maintenance hangar (a.k.a. Hangar No. 10) to be located between Skyway Street and Iosco Apron with the following contingencies:

- 1. Conditions are met for securing airspace approval from the FAA**
- 2. Work through environmental conditions with the assistance of a grant through the Michigan Department of Environment, Great Lakes, and Energy.**

Ms. Phillips supported the motion. Mr. Binkowski, Yes, Ms. Sutton, Yes, Ms. Phillips, Yes, Ms. Brummund, Yes. Motion carried.

**B. JOINT AIRPORT ZONING BOARD AND ZONING BOARD OF APPEALS
VACANCIES, RECRUITMENT, AND INTERVIEWS**

Mr. Kellan reported having placed an advertisement for recruitment in the local papers for filling vacancies on the OWA Zoning Board and Zoning Board of Appeals. Mr. Kellan said he has received one letter of interest. Once all applications have been received, Mr. Kellan plans to have Chairman of OWA Joint Airport Zoning Board and Zoning Board of Appeals with applicants and to formulate selection recommendation during a future meeting.

VII. Airport Manager/Zoning Administrator Comments

Mr. Kellan reported the completion of a 5.8 million-dollar pavement overlay project on the Losco Apron. The project was 100% grant funded.

In addition, he reported having an opportunity to submit a grant application to rehabilitate some of the oldest hangars on the airport, which include the Wurtsmith Air Museum and Phoenix Aviation Services (FBO). Mr. Kellan reported there being only one spot within the nation for an award to General Aviation Airports. Therefore, the chance of grant aware is estimated to be a 'Long-shot'.

Mr. Kellan provided an update regarding efforts to secure a Commercial Spaceport at Oscoda-Wurtsmith Airport. The Michigan Aerospace Manufacturing Association chose Oscoda-Wurtsmith Airport as their preferred development site. Mr. Kellan clarified that they are a professional affiliation and not a government agency. Michigan Aerospace Manufacturing Association will be pursuing a Commercial Spaceport license from the Federal Aviation Administration (FAA). In preparation for an submitting application, Michigan Aerospace Manufacturing Association is currently drafting a feasibility study, which includes broad descriptions of how the site would be utilized. This process could take up to 24 months. Therefore the earliest in which the FAA determination might be issued would be during mid-year of 2023.

VIII Public Comments

Don Nolan- Thanked the Board for approving the site plan.

IX. Board Member Comments

Sheila Phillips – Thanked the Staff for all that they do.

X Adjournment

Meeting adjourned at 10:21 a.m.