



1. CALL TO ORDER:

Chairman Hinkle called the meeting to order at 7:03 pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members present: Tom Brennan, Jim Ducey, Jere Hinkle, Lacey O'Quinn

Members Absent: Nancy Prindle and Jim Warbritton

Additional present: Doug Lammers, Township Zoning Administrator and 16 people from public.

4. APPROVAL OF AGENDA:

Moved by Ducey and supported by Brennan to approve the agenda. All ayes, two absent, motion carried.

5. APPROVAL OF JUNE 13, 2019 REGULAR MEETING MINUTES

Moved by Ducey and supported by Hinkle to approve the June 13, 2019 minutes. All ayes, two absent, motion carried.

**6. PUBLIC HEARING, CASE #19-06-0008 ZONING ORDINANCE TEXT AMENDMENT
RECOMMENDATION FOR LI/HC (LIGHT INDUSTRIAL/HWY COMMERCIAL) DISTRICT**

Hinkle called to close the regular meeting and open the Public Hearing at 7:06 pm. Moved by O'Quinn and supported by Brennan to close the regular meeting and open the Public Hearing. All ayes, two absent, motion carried.

- A. **PRESENTATION OF TEXT AMENDMENT** – Jim Stormont, Twp. Supervisor and Jere Hinkle, PC Chair worked on the text change and submitted the draft to John Enos, Twp. Planner for his review. Mr. Enos had one minor comment in that he thought the landscaping (section 3.26) might want to be “beefed up” a little, but otherwise felt that the draft was done extremely well and could be sent to the County for their review. At that time, with a minimum of 15 days’ notice, Doug Lammers, Zoning Administrator posted the proposed draft on the Township website and put a notice in the paper for tonight’s Public Hearing. (In addition, copies for any public hearings can be reviewed at the Township Offices). Where we’re at in the process:
- a. The Planning Commission submits their draft amendment to the County Planning Commission for *their* comments. The County has 30 days to respond with their comments or it is presumed what was submitted is fine.
 - b. The Township Planning Commission then reviews the received comments for acceptance and sends the original draft with all comments to the Township Board for their approval.
 - c. The Township Board then posts a Public Hearing. (The public has 3 separate times to comment after the proposed amendment is posted on the website – at the Township & County Planning Commission Meetings and then at a Township Board Meeting.
- B. **PUBLIC COMMENT** – Discussion on where the properties are located that are involved with the amendment, what prompted it and what’s the outcome? Hinkle commented there aren’t any “properties” involved, it’s a *text amendment change* that’s being proposed and there are ultimately 7 properties on Knight Rd between Mt Hope and Clear Lake that are currently zoned as LI/HC that the text change will now actually describe as they’re zoned.

- C. **CLOSE PUBLIC HEARING** - Hinkle called to close the Public Hearing and re-open the regular meeting. Motion by Brennan and supported by Ducey to close the Public Hearing and re-open the regular meeting. All ayes, two absent, motion carried.

7. NEW BUSINESS

- A. **CASE #19-06-0008 ZONING ORDINANCE TEXT AMENDMENT** – No further discussion from the Public Hearing. Motion by Ducey and supported by O’Quinn to approve the text amendment and forward to the County for their review and comments. All ayes, two absent, motion carried.

8. **CITIZENS WISHING TO ADDRESS THE COMMISSION** – Richard Murphy questioned the SUP for the Bohne Rd gravel pit. Since the original parcel the SUP was granted for has been split, Mr. Murphy’s understanding is that the SUP could only go with one parcel. He is questioning if the SUP goes with the property so all of the splits would be entitled or should it just be one? Doug Lammers disagreed with Murphy’s understanding and said the SUP would go with the land and not the owner. Discussion. A good point was raised by Murphy, Lammers will get clarification and get back to everyone. Lammers reminded everyone that unlike every other SUP, a gravel mine’s SUP had to be renewed, it did not go into perpetuity. Susan Stewart raised concerns about the activity happening with the old Gould property that Lester’s purchased.

9. **TOWNSHIP BOARD REPORT** – Assessment for Little Pleasant Lake was in process and the gaming permit for Friends of Grass Lake was approved.

10. OLD BUSINESS

- A. **BOHNE RD MINE RENEWAL STATUS** – Discussion on if there had been any updates from Target Trucking on the questions that were asked of them. Nothing official has been received from Target but conversations have been had. Jeff Burrell (owner of Target) is aware of the specific pending conditions in order to have his SUP considered for renewal and Lammers has cautioned him not to drag his feet until the last minute. Hinkle, Ducey and Brian Sturgill, Twp. Enforcement Officer visited the Bohne Rd site on July 3, 2019. Ducey commented that he was impressed with Target’s attempt to 1 - control the dust, 2 – the noise and 3 - in the way the product is moved (by always ensuring it’s kept wet). Trucks were going extremely slow as well in their attempt to control the dust, and they were doing it without even knowing that the Township reps were there. Ducey was pleased in what they found after touring both inside and out - the only noise he could hear was the highway and the backing up of the trucks. He was pleased with the lack of dust and noise when he fully intended to see issues from everything that had been said by the public comments. Ducey felt like Mr. Burrell is interested in doing whatever he can to mitigate complaints. In regards to crushing of concrete Ducey said initially he was concerned but, happy again, that everything was kept wet. Lammers reminded people that the crushing is contracted with a DEQ permit. Lammers had previously responded to a complaint and the DEQ permit was there. The DEQ is the one who ultimately monitors. Question on the concrete barriers – the only barriers there are the ones that Target uses for their own business purposes. Discussion on Burrell’s apparent lack of communicating prior to the July 29th date.

- B. **REZONING PROJECT** – tabled

11. **NEXT REGULAR MEETING** – Scheduled dates is August 15, 2019

12. **GENERAL DISCUSSION** – Lammers let the Commission know that he had recently been contacted by a solar farm looking at a 115 acre site in Grass Lake. They indicated that agreements had already been received from Consumers.

13. Ducey motion and Brennan supported the meeting to adjourn at 8:00 pm

Respectfully Submitted,
Diane DeBoe, Recorder