

**Minutes**  
**Grass Lake Charter Township Planning Commission Meeting**  
**July 20, 2017 @ 7:00 PM**

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:05 pm.

ROLL CALL: Members present: Jere Hinkle, Jim Warbritton, Todd Raehtz and Roger Memmer. Members absent: Ken Elliott, John Lesinski and Lacey O'Quinn.

ALSO PRESENT: Doug Lammers, Township Zoning Administrator and eight citizens.

APPROVAL OF AGENDA:

Moved by Warbritton and supported by Raehtz to approve the agenda. All ayes. Three absent. Motion carried.

APPROVAL OF MINUTES:

Moved by Warbritton and supported by Hinkle to approve the May 18, 2017 meeting minutes. All ayes. Three absent. Motion carried.

NEW BUSINESS: Review Old Business Agenda Items.

- a. Zoning Ordinance Text, R-1 District, Farming as a permitted use: It was noted that there are many areas in a Residential, R-1, zoned district that are currently used for farming operations. Many of these areas could be rezoned to Agriculture, AG, which would be consistent with their use and more consistent with the newly updated Township Master Plan. As a first step in possible rezoning these areas, Doug Lammers will investigate what information is available from the Assessors Office to help document current land use.
- b. Zoning Ordinance, Section for LI/HC: Chairperson, Hinkle and Zoning Administrator, Lammers to meet to investigate options for revising ordinance.
- c. Sign Ordinance: Grant Bauman of Region 2 is reviewing the proposed ordinance.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Several residents from the neighborhood near the gravel pit on Bohne Road were present and expressed their concerns related to the operating practices at and near the gravel pit. Specific concerns included the following:

1. Excessive noise from trucks leaving and entering the site including excessive use of truck “jake brake” by trucks leaving the site on Bohne and Clear Lake roads.
2. Trucks entering and leaving the site before sunrise and after sunset. Trucks were reported to enter or leave the site as early as 5:00am and as late as 9:30pm.
3. Trucks traveling at high rates of speed.
4. Trucks traveling along center of road, outside of their lane. It was pointed out that many of the lane marking paint lines were worn or missing.
5. Trucks tracking asphalt from road surface.

Residents indicated that they believe additional or revised ordinances need to be implemented to protect the residents. It was noted that the Township Zoning Ordinance limits the hours of operation between sunrise and sunset and operation outside of those hours is in violation of the ordinance. Enforcement options related to hours of operation need to be investigated.

It was pointed out by the Planning Commission, that issues related to the public road conditions and obeying traffic laws, were not under the jurisdiction of the Township. These issues need to be pursued with the County. It was suggested that perhaps the Township Board could assist in communicating with the County.

TOWNSHIP BOARD REPORT: None

OLD BUSINESS: Old Business items were reviewed under New Business.

GENERAL DISCUSSION: Zoning Administrator, Doug Lammers, reminded Planning Commission members that they are invited to the Michigan Township Association sponsored seminar on “Hot Topics in Planning & Zoning” on August 23, 2017 in Kalamazoo, Mi. Any Planning Commission members wishing to attend can contact Doug Lammers for more information.

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for August 17, 2017. Business to include a request for a special land use for an open air business.

ADJOURNMENT:

Moved by Hinkle, supported by Warbritton to adjourn meeting at 8:45pm. All ayes. Three absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary  
Grass Lake Charter Township Planning Commission

