

Minutes
Grass Lake Charter Township Planning Commission Meeting
May 18, 2017 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:00 pm.

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

ALSO PRESENT: Jim Stormont, Township Supervisor; Doug Lammers, Township Zoning Administrator; John Enos representing Carlisle Wortman Associates, Inc.; Bill Lester representing L & L Development; Adam Smith representing Consumers Energy and approximately 70 Citizens. A sign in sheet with names and addresses of those attending the meeting is attached to these minutes.

APPROVAL OF AGENDA:

Moved by Lesinski and supported by O'Quinn to approve the agenda. All ayes. One absent. Motion carried.

APPROVAL OF MINUTES:

Moved by O'Quinn and supported by Lesinski to approve the April 20, 2017 meeting minutes. All ayes. One absent. Motion carried.

Chairperson Hinkle temporarily adjourned meeting and opened public hearing at 7:07 pm.

PUBLIC HEARING- Special Land Use Application Case #17-03-0007 by L&L Development

Chairperson Hinkle indicated that the purpose of the public hearing is to receive comments on a Special Land Use application by L&L Development for the removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources from a portion of an 80 acre site in Section 9 on Norvell Road (Parcel 000-15-200-002-00). Upon completion of the removal of material from the site, it is proposed that the excavated area be restored to a 15-20 acre lake that ultimately would be surrounded with approximately 20 residential lots.

Chairperson Hinkle reviewed the rules and procedure for the Public Hearing. It was indicated that a representative from L&L Development will be invited to present information regarding the proposed project; a representative from Carlisle/Wortman Associates (a planning consultant that has been retained by the Township to assist in review of the application) will be asked to summarize their review of the application; and public wishing to comment would be invited to make their comments.

Bill Lester, representing L&L Development indicated that L&L Development has previously completed three residential development projects in the Township. Mr. Lester also presented the Planning Commission a revised Site Plan, indicating that it was determined that the natural gas lines that cross the property were determined to be further north than previously shown resulting in the need to revise the Site Plan. The revised Site Plan indicates a smaller area to be mined and a revised lake, road and lot restoration plan.

John Enos, representing Carlisle/Wortman Associates, indicated that their firm has been retained by the Township to assist in the review of the application. Mr. Enos indicated that the parcel is in a District zoned Single Family Residential, R-1. The use is considered a Special Use and is required to be reviewed under the requirements for the "Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources". This proposed use is regulated under Section 14.07.HH of the Township Zoning Ordinance.

Mr. Enos indicated that the application is lacking information and details in many areas regulated under Section 14.07.HH of the Township Zoning Ordinance. A copy of the Carlisle/Wortman Associates review comments dated May 10, 2017 is appended to these minutes. A summary of areas of concern and lacking information was presented by Mr. Enos and included the following:

1. Access drive location
2. Hours of operation, phasing
3. Depth of excavation
4. Location of equipment, fuel storage, interior roads, stockpiles, parking, etc.
5. Impact of truck traffic
6. Truck routes
7. Natural Gas Pipeline impact
8. Fence location and details
9. Hydrological Impact
10. Containment/control of dust, fumes, noise
11. Erosion control
12. Surface and subsurface water impact
13. Reclamation plan and costs

Based on the lack of information provided, Mr. Enos recommended that the Planning Commission table the application until additional information can be submitted for consideration.

Mr. Adam Smith, representing Consumers Energy, indicated that Consumers Energy had just recently become aware of the project and they are concerned about any impact the project will have on the two natural gas lines that cross the project. Mr. Smith indicated that Consumers Energy would provide their review comments in the near future.

Public Comments:

Approximately 70 citizens attended the public hearing, approximately 16 of these citizens addressed the Planning Commission with comments and concerns.

Public Supporting:

It was noted in a few of the public comments that Lester Brothers have actively supported the local community in many positive actions. One citizen pointed out that we need to remember that materials such as sand and gravel are needed for construction projects including road improvements.

Public Against:

Approximately 15 citizens addressed the Commission urging the project be tabled until additional information is known about the project and/or that the application be denied altogether. Specific comments or concerns voiced include the following:

1. Need geological survey-impact on water supply
2. Truck impact on Norvell Road
3. Traffic impact on Norvell Road
4. Dust and Noise impact on neighbors
5. Potential negative impact on property values
6. Impact on artesian wells in the area
7. Water quality and habitat impacts
8. Truck traffic impact and danger to Grass Lake High School students and traffic entering and leaving via Warrior Trail
9. Project will not improve quality of life in area
10. Don't need additional subdivision
11. Impact on neighbor's pond
12. Impact of lake evaporation on groundwater supply
13. Washing and crushing operations will cause contamination and dust
14. Lake may be attraction for community youth and present risks without adequate security
15. Natural gas line impact and potential disaster if line is damaged
16. Hydrological study needed to determine impact
17. Site is headwaters of local stream - potential impact, contamination
18. Need impact study
19. Study in Chelsea showed potential mine in their community would have substantial negative financial impact on area
20. Michigan DEQ not aware of project
21. Need widespread dissemination of information and notices to public

Moved by O'Quinn and supported by Lesinski to close public hearing. All ayes, one absent. Motion carried. Public Hearing closed and planning commission meeting reopened at 8:12 pm.

NEW BUSINESS:

a. PUBLIC HEARING- Special Land Use Application Case #17-03-0007 by L&L Development

Chairperson, Hinkle, noted that the Planning Commission has many of the same questions and concerns that were presented by Mr. Enos and voiced by many citizens. Chairperson, Hinkle, anticipated that additional review, meetings and public hearing will likely be required after additional information is submitted for consideration.

Motion by Lesinski and supported by Elliott to table the application until additional information can be submitted to address the concerns expressed to the Planning Commission. All ayes. One absent. Motion carried.

CITIZENS WISHING TO ADDRESS THE COMMISSION: See Public Hearing comments above.

TOWNSHIP BOARD REPORT: None

OLD BUSINESS:

- a. Zoning Ordinance Text, R-1 District, Farming as a permitted use: Item was tabled.
- b. Zoning Ordinance, Section for LI/HC: Item was tabled.
- c. Sign Ordinance amendments: Item was tabled.

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for June 15, 2017. Business to include continued work on zoning ordinance amendments.

ADJOURNMENT:

Moved by Hinkle, supported by O'Quinn to adjourn meeting at 8:38pm. All ayes. One absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission

Attachments: Attendee Sign In List
Carlisle/Wortman Associates May 10, 2017 Review Memorandum