

SAUGATUCK TOWNSHIP PLANNING COMMISSION

October 26, 2009

The Saugatuck Township Planning Commission met on October 26, 2009, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Conklin, Darpel, Hanson, Milauckas, Rausch and Rowe

Absent: Edris

Also present: Planner Sisson, Cal Becksvoort, Robert Geurink and Ross Veltema and staff for Top Grade.

At 7:05 P.M. Vice Chair Rowe called the meeting to order. Two items were added to the agenda: paperwork volume and outside wood stoves. Minutes of September 28 were approved as amended (Hanson/Milauckas): Page 1, Chairman Edris becomes "The chair Mr. Edris," and Page 3, third paragraph from bottom, last two lines to read "P. C. members are not technical experts and asking the P.C. to study it, prior to asking ..."

Rowe opened the continuation of the discussion on Top Grade's request for SAU for sand mining and road material crushing in the I-1 Industrial Zone. The most recent version of the two resolutions was produced and reviewed, along with Sisson's recent memo. After some discussion, Hanson made a motion, supported by Conklin, to adopt the Resolution provided by Atty Bultje (RB091376) to grant approval of SAU permit to Top Grade to operate a sand mining operation with the following amendments:

1. The owner of the property is designated as "Aaron and Eric Enterprises LLC;
2. Page 2 of the introduction, F. I Industrial should read "I-1 Industrial";
3. Section III, 1. Hours of operation shall be 7 a.m. to 5:00 p.m., Monday through Friday, and 2. Equipment maintenance and repair may be carried out at any time between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 1:00 p.m.
4. Section VII, 2. last line should read "between the highway right of way and the designated excavation limits, is permitted," and 3. Replace italicized note with: "Ten trees per 100 feet likely to survive in wet conditions, such as willows, junipers or poplars, shall be planted between the access drive and the north boundary line. None shall be planted within 40 feet of the centerline of 63rd Street;"
5. Section VIII, 1. "The Planning Commission determines that the Use is not a public hazard necessitating permanent fencing under Sec. 40-740 (3). Temporary plastic fencing around the perimeter of the pond will be provided once water accumulates there;"
6. Section IX, 2. "filter/buffer strip of at least 25 feet in width around the pond.;"
7. Section XII, Last sentence "It shall be drawn upon subsequent to each of not less than three documented routine inspections or any inspection ...;"
8. Section XIII, "The operation shall be reviewed by the Planning Commission on an annual basis prior to May 1st."

The motion carried unanimously.

Hanson then made a motion, supported by Conklin, to adopt the Resolution provided by Atty Bultje (RB091377) to grant approval of SAU to Top Grade to operate a concrete and asphalt material crushing and processing operation, with the following amendments:

1. The owner of the property is designated as Aaron and Eric Enterprises LLC;
2. Section II, 4. to correct typo, second line "sir" to "air," 5. delete "s" on tree,
 8. Hours of operation shall be Monday thru Friday 8:00 a.m. to 5:00 p.m., delete reference to Saturday hours, add "Prior to the commencement of any crushing activity, the Building/Zoning Inspector shall be notified of the schedule," and
 9. Hours of topsoil screening shall be 8:00 a.m. to 5:00 p.m.

The motion carried unanimously.

Hanson made a motion to approve the site plan for Top Grade, dated 2/10/09, revised 9/24/09 and finally 10/27/09, after a review of the standards in Article IX of the Zoning Ordinance, subject to the changes agreed upon at this meeting. Rausch seconded and the motion carried.

After a brief recess, the meeting reconvened at 9:40 for a discussion of Wind Energy. Hanson reviewed the Ottawa County Wind Energy Ordinance for the Commissioners. The discussion will continue at future meetings.

There was some discussion of the lengthy documents to be copied and the length of time before meetings that the Commissioners have to review them. Hanson said he would consult with Edris and the office staff to remedy some of this.

The December meeting date was set for December 7.

Darapel brought up the issue of outdoor wood burners and the smoke they generate. It was suggested that this is a nuisance issue for the Township Board. Sisson advised that standards could be set for setbacks, lot size, height of stack and what should not be burned.

Meeting adjourned at 10:40 P.M. The next meeting is a joint meeting with the Township Board Wednesday, October 28 at 5:00 P.M. The next regular meeting is November 23 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Hanson/Milauckas to approve the minutes of September 28 as amended.
2. Motion by Hanson/Conklin to adopt Resolution to allow SAU for TopGrade sand mining operation.
3. Motion by Hanson/Conklin to adopt Resolution to allow SAU for Top Grade cement and asphalt crushing operation.
4. Motion by Hanson/Raush to approve site plan for Top Grade.