

NELSON TOWNSHIP
Planning Commission Meeting
Nelson Township Municipal Building
2 Maple Street
Sand Lake, Michigan 49343

Wednesday, May 17, 2017
7:00 P.M.

MINUTES

The regular Planning Commission meeting was called to order at 7:00 p.m. by Vice Chairman Stolk.

Commissioners Present: Mahoney, Stolk, Wier, Litwinchuk, Covell.

Commissioners Absent: McKown, Wall.

Also Present: Supervisor Robyn Britton, Zoning Administrator Jerry Gross, Township Attorney Ross Leisman, and the Township residents who signed the attendance sheet attached to these minutes.

Approval of Agenda: Wier moved to approve the agenda as presented. Seconded by Litwinchuk. Yes – 5, No – 0, Absent - 2.

Approval of Minutes: Mahoney moved to approve the minutes as presented. Seconded by Wier. Yes – 5, No – 0, Absent - 2.

Comments from the Public – Items Not on Agenda:

Laura Hoffman, 13261 Tisdell, asked the Planning Commission to provide a list of attendees at subcommittee meetings for compensation purposes.

Robyn Britton, 16799 Keller, noted that Patty Prawdzik sent her pictures of the White Pine Ridge development. Britton also has a full copy of the blue print for review upon request.

Mahoney read a letter from Patty Prawdzik, 14585 Shaner, (attached to these minutes).

Loretta Lee, 6340 18 Mile Road, and Mary Stidham, 14216 Shaner, support Prawdzik's letter.

Lafayette Beers, 5441 17 Mile, asked about the possibility of mining sand from his property or, in the alternative, selling what has already been piled up. He is also exploring the idea of a new development. The Planning Commission and Attorney Leisman explained to him the process and the length of the moratorium in place on OSPUDs.

New Business: None.

Unfinished Business:

a) *Bret Toppen Mining Operation – Review Plans and Proposed Resolution Approving Special Land Use*

Litwinchuk presented the items discussed at the subcommittee meeting on this topic. The subcommittee would like the following:

- Use of berms and signage around the site instead of fencing the entire property.
- Buffer on the SW part of the property to keep noise down for residents on 18 Mile.
- A bond amount to be determined.
- Determination on the amount of screening.
- Progressive reclamation.

There was then discussion about the above items, as well as planting trees, prevention of soil erosion, the haul road, signage, bringing in top soil, fencing around the mine area, and speed limits in the mining area.

Tom Hamernik, 8175 18 Mile Road, expressed concerns about the impact on the neighbors regarding noise. He wants the requirements defined so that nothing is left open. He is also concerned about the impact of this mining on the land values.

Toppen and Chad Dyer (Rowland Representative) answered questions about the project, the noise, confirmed there will be no crushing operation, and their limitations and concerns with progressive reclamation.

Attorney Leisman will provide another revised copy of the proposed resolution before the next meeting.

Motion by Wier, with support from Mahoney, to table and discuss further at next meeting. Yes – 5, No – 0, Absent - 2.

b) *Review Draft No. 2 Proposed Private Road Ordinance*

Attorney Leisman explained the changes in the revised draft. Wier asked that section 3.17B(5) be rewritten to reflect that once a fifth or sixth home is added to a private road, the entire road needs to be paved, not just from the fourth home on. Attorney Leisman will make further revisions.

Motion by Litwinchuk, with support from Mahoney, to table until the next meeting. Yes – 5, No – 0, Absent - 2.

c) *2 Proposed Open Space PUD Ordinance*

Attorney Leisman explained the changes in the revised draft which addresses concerns the Planning Commission has with the OSPUD ordinance currently in place.

There was discussion about inspections of the development property through the construction phase, a time limit for splits, buffer zones, swale requirements, soil erosion, vegetation, and road frontage.

The draft will be revised again to provide suggested open space uses similar to the Algoma Township ordinance.

Motion by Litwinchuk, with support from Wier, to table until the next meeting. Yes – 5, No – 0, Absent - 2.

d) *Review Draft No. 3 of Proposed Sign Ordinance*

Wier feels the entire ordinance is too restrictive. McKown expressed at the April meeting that he wanted to see samples from other similarly situated townships with respect to sizes of signs. Attorney Leisman will provide.

There was discussion about roof signs. Attorney Leisman will revise to reflect no tower on roof with sign, but with a flat roof, a sign on the façade is acceptable.

Motion by Mahoney, with support from Stolk, to table until the next meeting. Yes – 5, No – 0, Absent - 2.

Comments from the Commissioners. None.

Extended Public Comments. Loretta Lee, 6340 18 Mile Road, believes that the drain field was moved away from the water today in White Pine Ridge.

Adjournment. Motion by Wier, with support from Mahoney, to adjourn the meeting at 9:15 p.m. Yes – 5, No – 0, Absent - 2.

The next regular Planning Commission meeting will be held on June 21, 2017 at 7:00 p.m.

Christine Witt
Recording Secretary