

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

Wednesday, June 21, 2017
7:00 P.M.

MINUTES

The regular Planning Commission meeting was called to order at 7:01 p.m. by Chairman McKown.

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

Commissioners Absent: None.

Also Present: 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 with the amendment that No. 7 Public Comments be moved above No. 4 New Business. Seconded by Stolk. Yes – 7, No – 0.

Approval of Minutes: Wall moved to approve the May 17, 2017 minutes with a clarification to the extended public comment made by Township resident Loretta Lee. Seconded by Wier. Yes – 7, No – 0.

Public Comment: None.

New Business: None.

Unfinished Business:

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

Wall and Stolk met with Zoning Administrator Gross prior to the meeting to review the revised site plan provided by Toppen.

There was discussion about noise concerns at the west end of the pit. Chad Dyer, representative from Rowland's, confirmed that there will be fencing or berms around the site per Planning Commission request. He also confirmed that permanent berms at the west and southwest end of the pit will be constructed by June 1, 2018 and will be 4.5 feet in height.

The only material to be hauled in will be for restoration purposes.

In addition to the berms and/or fencing, small signs identifying the mining operation will be placed 50 yards apart around the site.

There will be signage at the exit to the mine. Speed limit within the mine is 15 mph. There will also be a rumble strip to clean tires and paving where the County requires.

Topsoil and straw mat will be placed on the entire area for restoration, which will be progressive, as well as seeding.

Attorney Leisman walked the Planning Commission through the resolution and will provide a final draft for signature.

Wall moved to approve the special land use with the changes and additions. Stolk seconded. Yes – 7, No – 0.

b) Review Draft No. 2 Proposed Private Road Ordinance

Attorney Leisman explained the minor changes in the revised draft. Wall helped clarify some wording in 3.17B(5) to comply with customary construction terminology.

There was discussion about parcels on private roads that have access from another road, and whether a driveway off of the other road would count for determining the number of parcels being served by the private road. There was also talk about grandfather clause implications.

Attorney Leisman will provide another draft of the proposed private road ordinance.

Wall moved to table until the next meeting. Seconded by Mahoney. Yes – 7, No – 0.

c) 2 Proposed Open Space PUD Ordinance

Attorney Leisman explained the changes in the revised draft and the added language in Section 12.4D(5).

Stolk asked for clarification about how density applies to duplex homes.

Wier had questions about 12.7G regarding the buffer and where the setback is measured from. Attorney Leisman will revise to clarify that the setback is from the adjacent property.

There was also discussion about escrows, the new language in the draft ordinance, and what the implications are in 12.15 Section 3.

Motion by Wier to approve the proposed ordinance as amended for the purpose of setting a public hearing in August. Stolk seconded. Yes – 7, No – 0.

d) Review Draft No. 3 of Proposed Sign Ordinance

Attorney Leisman explained the changes to the draft and provided examples of what other townships have in their ordinances for sign sizes.

There was discussion about electronic message boards, digital signs, and how they relate in various zoning districts.

The Planning Commission and Attorney Leisman walked through the proposed ordinance and modified the following items:

- There will be a 10-foot setback from the public right of way.
- Any movement of signs is limited to not less than five (5) second intervals.
- Digital signs are not prohibited except in the RM district.

Motion by Wier to set for a public hearing in August with the above changes. Seconded by Mahoney. Yes – 7, No – 0.

Comments from the Commissioners. Wall wanted an update on White Pine Ridge. Zoning Administrator Gross explained that Supervisor Britton has been in communication with the Township Engineer who will be performing a walk-through once certain items in the project have been completed. Gross has walked the property and will put together a slide show of the photos he has taken. McKown noted that the County did a good job of opening up the drains in that area but some of them are blocked by stone and sand again.

Adjournment. Motion by Stolk, with support from Wall, to adjourn the meeting at 10:05 p.m. Yes – 7, No – 0.

The next regular Planning Commission meeting will be held on July 19, 2017 at 7:00 p.m.

Christine Witt
Recording Secretary