

MINUTES OF Planning Commission Meeting

HELD January 11, 2017

Metamora

20 Jennie Dagher

Township of

Clerk

Form M-1-PT

The Regle Press, Inc., Flint, Michigan

Chairman Nash called the Metamora Township Planning Commission regular meeting to order at 7:04 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan.

Members Present: George Nash, Ann Derderian, Dan Miller and Lance Gould

Members Absent: Phil Bellinger, Roger Hamilton and Kevin Knisely

Also Present: Township Planner Doug Piggott, Township Planning Coordinator Jill Bristow, Township Engineer Mike Carpenter, and Dick Zanotti of Levy.

Approval of Agenda

001-17

Motion by Member Derderian, support by Member Miller, to approve the agenda as presented. All ayes, three absent. **Motion carried.**

Approval of Meeting Minutes

Chairman Nash noted there were meeting minutes for approval from December 14, 2016.

002-17

Motion by Member Derderian, support by Member Miller, to approve the minutes of the regular meeting of December 14, 2016, as presented. All ayes, three absent. **Motion carried.**

Public Comments (on items not scheduled on this Agenda)

None.

New Business

A. Biennial Application - Renewal for John R. Sand & Gravel Pit for permit period of 1-1-17 through 12-31-18.

Township Engineer Mike Carpenter reviewed his December 21, 2016 Memorandum to Supervisor Best regarding his review and findings of the John R. Pit and there was discussion.

003-17

Motion by Member Derderian, support by Member Miller, to recommend to the Township Board approval of the Application for Biennial Soil Removal Permit submitted by John R. Sand & Gravel Company for the John R Pit including the submitted plans and that all the items proposed within the 12-19-16 Soil Removal Plan be completed in 2017, that the method and location of mining be as such to reduce the steepness of the slopes of the excavated banks and to work toward the reclamation plan, that restoration of the site (grading, topsoil and turf) be more of a priority as work continues as well as maintaining fencing, signage and gates, and that the effective date be 1-1-17 to 12-31-18 and be made retroactive if final approval is after 1-1-17.

ROLL CALL VOTE: Derderian, aye; Gould, aye; Nash, aye; Miller, aye. 4 ayes, 0 nays, 3 absent. **Motion carried.**

B. Biennial Application - Renewal for Schenkel Pit for permit period of 1-1-17 through 12-31-18.

Township Engineer Mike Carpenter reviewed his December 16, 2016 Memorandum to Supervisor Best regarding his review and findings of the Schenkel Pit and there was discussion.

004-17

Motion by Member Derderian, support by Member Miller, to recommend to the Township Board approval of the Application for Biennial Soil Removal Permit submitted by Fred Schenkel for the Schenkel Pit including the submitted revised Soil Removal Plan and Reclamation Plan both dated December 16, 2016, that the method and location of mining be as such to reduce the steepness of the slopes of the excavated banks and to work toward the approved reclamation plan, that restoration of the site (grading, topsoil and turf) be more of a priority as work continues as well as maintaining fencing and signage, and that the effective date be 1-1-17 to 12-31-18 and be made retroactive if final approval is after 1-1-17.

ROLL CALL VOTE: Derderian, aye; Gould, aye; Nash, aye; Miller, aye. 4 ayes, 0 nays, 3 absent. **Motion carried.**

C. Biennial Application - Renewal for Walker Pit for permit period of 1-1-17 through 12-31-18.

Township Engineer Mike Carpenter reviewed his December 19, 2016 Memorandum to Supervisor Best regarding his review and findings of the Walker Pit (previously Forrest Aggregates) and there was discussion.

005-17

Motion by Member Derderian, support by Member Miller, to recommend to the Township Board approval of the Application for Biennial Soil Removal Permit submitted by Dale Walker for the Walker Pit including the submitted plans and that all items proposed within the 12-16-16 Soil Removal Plan be completed in 2017, that the method and location of mining be as such to reduce the steepness of the slopes of the excavated banks and to work toward the reclamation plan, that restoration of the site (grading, topsoil and turf) be more of a priority as work continues as well as maintaining fencing and signage and gating the front entrance to Sutton Road, and that the effective date be 1-1-17 to 12-31-18 and be made retroactive if final approval is after 1-1-17.

ROLL CALL VOTE: Derderian, aye; Gould, aye; Nash, aye; Miller, aye. 4 ayes, 0 nays, 3 absent. **Motion carried.**

Unfinished Business:**A. 2016 Annual Report - possible future projects 2017.**

Member Derderian relayed that she spoke with the Township Board about the training session mentioned at last month's meeting and it was agreeable. Planner Piggott referred the Board to his list of implementation strategies for the Master Plan enumerated in his January 5, 2017 Memorandum to consider as possible goals for 2017. Board discussion. Planner Piggott suggested the Board may want to look at the issue of township regulations regarding outdoor display and sales. It was decided that in addition to the training session, the Board will work on the issue of township regulations regarding outdoor display and sales as goals for 2017.

006-17

Motion by Member Derderian, support by Member Gould, to approve the 2016 Annual Report with the additional item discussed. All ayes, three absent. **Motion carried.**

Communications and/or Committee Report

Chairman Nash noted that the Planning Commission Board had received the Attica Township Master Plan adopted November 10, 2016 and a copy is available at the township clerk's office

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upon request.

Matters for Discussion from the Commission Members

Member Gould mentioned the excavating taking place on property across the street from the Township Hall and inquired if anyone had any information on it. Ms. Bristow stated nothing has been submitted to the Township. Mr. Piggott stated the zoning ordinance requires a zoning permit for excavation. The consensus of the Board is that the activity should be stopped. Ms. Bristow will address the issue right way.

Mr. Carpenter relayed to the Board that the gravel pit permit reviews took a lot of time but that the applicants he worked with were very cooperative.

Member Derderian commented on the Dollar General Store pouring concrete in poor weather conditions. Chairman Nash stated they were not permitted to open until they get a turning lane and Mr. Carpenter concurred that he assumed MDOT would not let them use the driveway until that work is done, and also that the septic system needed to be completed.

Township Planner Report - ROWE Professional Services Company

Nothing further.

Township Planning Coordinator Report

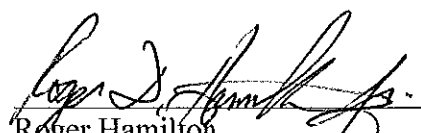
Ms. Bristow will discuss with Mr. Edwards and Mr. Piggott updated information regarding the compliance issue involving Victory Custom Trailers as the expansion onto the grass is a violation of the special land use approval.

007-17

At 7:56 p.m., a Motion was made by Member Derderian, support by Member Gould, to adjourn. **Motion carried**, all voting aye.

Respectfully submitted,
Darlene Wise, Recording Secretary

cc: All Board Members
Persons requesting same


Roger Hamilton
Planning Commission Secretary

METAMORA TOWNSHIP
PLANNING COMMISSION AGENDA
11 JANUARY 2017 7:00 PM
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes

Public Comments (on items not scheduled on this agenda)

New Business:

A: Biennial application – renewal for John R. Sand & Gravel Pit for permit period of 1.1.17 through 12.31.18

B: Biennial application – renewal for Schenkel Pit for permit period of 1.1.17 through 12.31.18

C: Biennial application – renewal for Walker Pit for permit period of 1.1.17 through 12.31.18

Unfinished Business:

A: Annual report 2016 – possible future projects 2017

Communications and / or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott/Rowe Professional Services

Township Planning Coordinator Report – Jill Bristow

Adjournment