

Regular Meeting

October 6, 2015

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

Chairman Lindemann called the meeting to order at 7:30 p.m.

Members present: Dan Schaible, Susan Ochs, Matt Little, Larry Lindemann and Carol Huehl. Planner Rodney Nanney and Marcus McNamara, OHM was also present.

A Motion was made by Huehl with support from Ochs to adopt the agenda with the change of number 1 in New Business put first and then go to Old Business. Motion passed.

A motion was made by Little with support from Ochs to dispense of the reading of the Public Hearing minutes and approve as presented. Motion passed.

A motion was made by Schaible with support from Little to dispense of the reading of the minutes and to approve as presented. Motion passed.

Communications: A note was received from Lodi Township expressing their appreciation of us sending them our Master Plan update.

Audience Participation: Karen Flahie stated it was nice to see the tavern (PLI) destruction/cleanup. She doesn't like to see the gas plant work that's going on.

New Business:

1) Gravel Pit reclamation bonds for 2016.

A) American Aggregate (Levy) has had no activity for the last two years. No change in earth moving costs. A motion was made by Lindemann with support from Ochs to set the bond for American Aggregate (Levy) for 2016 at \$489,600.00 per OHM recommendation. The motion passed.

B) Stoneco/Burmeister Pit has had big changes since last year. The property owner does plan to farm the ground when the gravel Pit is done in each area. They have tactical maneuvers done once a month by State Troopers. A motion was made by Lindemann with support from Ochs to set the bond for Stoneco/Burmeister Pit for 2016 at \$516, 00.00 per recommendation from OHM. The motion passed.

C) Stoneco/Pleasant Hill Gravel Pit. The paperwork for the transfer of ownership took some time but has been completed. There were no changes since the inspection last year. The well monitoring will continue but possibly by someone other than ASTI. They need to post a sign on the front gate with contact information on it. There has been trespassing with motor bikes and ATVS. They are going to look into this. A motion was made by Lindemann with support from Ochs to set the bond for Stoneco/Pleasant Hill Pit for 2016 at \$431,000.00. The motion passed.

Huehl will send out the bond letters and annual gravel pit report reminder.

Old Business

1) TR Transport, LLC conditional use permit. Rodney gave a review of his report. Some items of information are still missing from the site plan. The preliminary site plan does not meet the requirements of an AR district. It was asked if this use fit our Master Plan. The trucking operation

does not fit the Master Plan. Discussion early on was when it was a home operation. This has changed now as the family has moved out. The principal land use would be farm implement repair with trucking as secondary. If trucking is not secondary it does not fit our Master Plan. A response from Troy is needed in regards to the land use. Land use is the first issue and then the site plans. We will give Troy another month to respond to our requests. We would like to get his response 10 days before our next meeting.

2) Land division for Washtenaw County Parks. Richard Kent ASLA Park Planner was in attendance. An email was received from Jim Coval that he determines it is in compliance with our ordinance. A boundary adjustment of 21.92 acres of Goslings for a total of 54.65 acres. A motion was made by Lindemann with support from Ochs to approve the boundary adjustment of N1411400009 adding 21.92 acres dictated on Wolverine Job#15-0449 giving a total acreage of 54.65 acres. A roll call vote was taken. Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed. The second application is to combine two parcels into one. No change of use of the parcels until a conditional use is given. A motion was made by Lindemann with support from Ochs to accept the combination of parcels N1411400-010 and N1411400-009 to give a total acreage of 87.3 acres under Job#15-0608. A roll call vote was taken. Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed. Little asked how much tax abated land in a Township is allowed and if anyone keeps track of this? Rodney responded that no comprehensive studies that he knows of thus far; but, expects there will be in the future.

#### New Business

2) Huron River Water Council (HRWC) – Chris Olson. The Pleasant Lake Property Owners Association recommends that we would consider what other Townships have done in regards to green infrastructure plan. This plan would put us in line with what other Townships are doing with their Master Plan. This could be used as comments to what people have said about our proposed Master Plan.

3) Beth Heuser asked that a review of the new construction of her neighbors The Carters at 11260 Hieber Road be done. She asked if there was a permit for this new construction and if it was done properly. She is concerned that there will be water running on to her property and cause flooding into her house. We explained to her that this was a soil erosion issue and not a Planning Commission issue. We told her to contact Dale Benke in the Building Permit Department.

Reports: Dale Weidmayer reported that the cleanup for the County was good. They kept very busy. The ZBA did not meet. Matt Little reported on ET Rover coming thru his property and that it's still on. They are off loading pipe at the Ohio/Michigan border line now. They identified that there is a public need. No install until at least June of 2016.

Audience Participation – Mr. Swalwell said he and his wife would not be here for our next meeting and hoped we would not make a decision on the TR Transport, LLC conditional use permit while they were gone.

Chairman Lindemann adjourned the meeting at 9:55 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary