

## Salem Township Planning Commission

Minutes, December 5, 2013

Called to order, Pledge of Allegiance – 7:01 p.m. Members present – Boerema, Boyles, Pitsch, Myers, Berens, Oosterink, Wagner. Members absent – none.

Approval of the Agenda – Motion by Boerema, seconded by Wagner. Motion carried.

Approval of the November, 2013 Minutes – Motion by Pitsch, seconded by Oosterink. Motion carried.

Inquiry of conflict of Interest – by Myers – none noted.

Township Board Update – by Boyles – Road committee recommendations approved.

Top Grade Agg – Public Hearing for Special Use Permit Amendment – Public Hearing opened at 7:04 pm. Motion to table until after Zandstra hearing to allow Top Grade applicant to attend, by Oosterink, seconded by Berens. Motion carried.

Hearing resumed at 7:38 p.m. Project details presented by Cal Becksvort, engineer. Current SUP issued in 2004 showed future development on 23 acre lake surrounded by residential lots. Now asking to amend current SUP 1) to add 4.9 acre lake to stay below State permit minimum of 5 acres. Lake to be 15 – 20 feet deep and 2) to add portable crusher/recycle plant that would operate 2 – 3 weeks, twice a year to create product to sell and use on their own projects.

Public comments – Argola Beckan (146<sup>th</sup> Ave) – experienced with gravel pits – sees Top Grade berms as very poor (shrubs and few trees), no proper turn lanes (ingress/egress), and need for dust collector with portable unit, and lake slope and depth. Becksvort replied that berm is currently 20' higher than homes and has brushy cover, with trees to the south. Dan Duggan (Cottontail Court) commented on dust and noise, did not move to the country to be next to industrial grinding, wrong area for industrial type operation. Jason VanderMeulen (Cottontail Court) – questioned pond size and what will feed it. Becksvort replied that it will uncover existing groundwater and will not affect water table. Depth will be measured from 656' of elevation. Public replied that it is a concern as wells are as shallow as 32' with difficulty in finding good water. Greg Koopman – questioned ownership, saying that 40 and 60 are owned by different people. Also commented on effect of trucks on road, hauling in and out will tear up road through increase in traffic. Kristie Kremm (Cottontail court) – spoke to hours of operation and currently burning and clearing at site. Argola Beckan noted that egress and drives require cleaned paved road and that use of motor brakes is unwanted. Wants 142<sup>nd</sup> expanded to 4 lanes for 1000 feet. Also commented on quality of site pictures presented and the need for earplugs, and amount of dust. Amanda Ensing (Cottontail Court) said that husband works for Oetman Excavating and that they do not want dust and noise directly behind their house, and that berms are not as they should be. Jim Pitsch said that roads belong to county and that everything considered for original SUP was considered for entire 100 acres as a site. Currently sand pulled out has made steep slopes. Road was not muddy until this week. Noise also recent occurrence and no calls have been received by Township to complain.

**Motion by Boerema, seconded by Oosterink to close public hearing. Motion carried. 8:35 p.m.**

**Commission discussion – Oosterink – Previous SUP was supposed to be no water in bottom of pit and no storage of offsite materials but an existing pond is shown and only recently were offsite materials removed. Wagner – Decibel level of crusher – 90, which will cause hearing loss. Mobil crusher 110 decibels. Also silica issues (cancer causing) and asphalt (PHA chemical leaching into groundwater). Not best environmental impact on humans. Also number of trucks near park and library. Boyles – not best location for this operation, has seen Sunday morning truck. Pitsch – credibility – not following hours of operation. Boerema – not comfortable with making changes (adding crusher) if not living up to original conditions. Scharphorn addressed gate – not required to be locked and noted that a lot of issues under discussion were addressed in inspection report. Bond amount \$4,000/acre disturbed and \$2 million liability. Myers – wants development but does not feel that crusher is the way.**

**Summary comments by operator (Ross) – ownership is 60/40 split with written agreement in place (letter of agreement read aloud by Myers). Dust and noise – asked to be called – crusher would have water tank and sprinkler. Need for crushing because of depletion of gravel resources in West Michigan and to keep unwanted materials out of environment. Pond and crusher are separate requests.**

**Motion by Boerema, seconded by Berens to approve Pond request. Motion carried.**

**Motion by Wagner, seconded by Pitsch to deny crushing operation. Motion carried (crushing operation denied) Finding of facts per denial – environmental concerns regarding dust and noise, neighborhood concerns that intent was mining, not crushing.**

**Jennifer Zandstra – Public Hearing for Special Use Permit for Senior Assisted Living Center - Public Hearing opened at 7:05 p.m. Jennifer Zandstra, applicant – described project for dementia patients to be located at former Sand Hill School. It is a 12 bed facility, non-profit with farmhouse atmosphere and appearance. Clients will be allowed outside accompanied by attendant in secure area. Public comment – Jim Mulder – lighting concern. Applicant replied that it would not be overly bright, more like a home. Darryl Coffey questioned fence. Applicant agreed that fence would be needed and units would also be locked. Jim Pitsch inquired about site plan. Applicant stated that it is not yet completed so unavailable. Public Hearing closed 7:30 p.m. with motion by Pitsch, seconded by Oosterink. Motion carried.**

**Member discussion - Myers stressed the need for a more detailed site plan. Applicant replied that this could not be afforded until financing of concept is obtained, based on PC approval. Owner is closing down a facility on Clyde Park and will not reside onsite but there will be a manager and staff (no RN), 3 shifts.**

**Motion to approve SUP in concept with site plan approval withheld pending formal plans and site plan review by Wagner, seconded by Berens. Motion carried.**

**Master Plan – final review tabled until January to allow time to study revisions received from Landmark.**

**Public Comment – Dan Duggan – noted that semi-trucks must stop before entering any roadway, regardless of signage.**

**Other/Roundtable – Meeting dates for 2014 approved – motion by Oosterink, seconded by Boyles. Motion carried. 2014 dates of meetings are:**

<b>January 9</b>	<b>May 1</b>	<b>September 11</b>
<b>February 6</b>	<b>June 5</b>	<b>October 2</b>
<b>March 6</b>	<b>July 10</b>	<b>November 6</b>
<b>April 10</b>	<b>August 7</b>	<b>December 4</b>

**Discussions for next budget will begin at January meeting.**

**Adjournment – Motion by Oosterink, seconded by Berens. Motion carried. 8:58 p.m.**