

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday, June 26, 2017

1. The meeting was called to order by Chairperson Sevald at 7:00 p.m. at the Township Hall.
2. Present: Sandra Rairigh, Bryan Finkbeiner, Jim French, Mark Sevald, and Elizabeth Hansson. Absent: Tom Kilgore and Craig Wandrie. Also present: Catherine Getty, Stephanie Skidmore, Nathan Vriesman, D.L. Fenstermacher, Marc Clark, Ross Veltema, and Bob Wenger.
3. **MOTION** by Rairigh, support by French to approve the Agenda. **MOTION CARRIED** with 5 yes voice votes.
4. **MOTION** by French, support by Finkbeiner to approve the May 22, 2017 Minutes as printed. **MOTION CARRIED** with 5 yes voice votes.
5. Citizen Comments: None.
6. Public Hearings:
 - A. Special Use #132/Site Plan #112 (Parcel #08-14-030-004-00, 08-14-030-009-00, 08-14-030-003-00 – Mineral Extraction).
 - i. Staff Introduction/Site Plan Committee Report: Getty provided an overview of the Special Use #132/Site Plan #112 application. Getty indicated that the applicant has been previously mining sand in a four acre parcel in the middle of the property in question, however, the applicant would like to expand its operations to the east of the current site. Getty sent letters to the neighbors for input but has yet to receive any input. Getty stated that Nathan Vriesman from Vriesman and Korhon was present at the site review.
 - ii. Applicant Presentation: Mr. Veltema indicated that he does not have a formal presentation but would be happy to answer questions from the board.

Sevald opened the Public Hearing 7:07 p.m.

- iii. Public Comments: Mr. Fenstermacher stated that he currently owns the property to the south of the site and would like to mine his property up to the property line in the future. Mr. Fenstermacher stated that he would be open to the removal of the property setback so that both property owners could mine their respective properties up to the existing property lines.

Sevald closed the Public Hearing at 7:09 p.m.

- iv. Commission questions and deliberation: Vriesman provided an overview of his findings that were detailed within a letter dated June 16, 2017. In addition, Vriesman feels that the performance bond may need to be increased due to the proposed expansion of the mining operations of the property. Applicant discussed his proposed plans for reclamation and restoration of 15 acres by the end of 2018. In addition, Applicant discussed his plans to move the existing Haul Road to the Fenstermacher property. **MOTION** by Rairigh, support by Finkbeiner to approve Special Use #132/Site Plan #112 (Parcel #08-14-030-004-00, 08-14-030-009-00, 08-14-030-003-00 – Mineral Extraction) with restrictions as noted within the meeting packet Exhibit F and the inclusion of an additional restriction of twenty acres should only be mined at a given time with only 10 acres taken below the minimum restoration grade of 810' at a time. In addition, the reclamation bond for the property shall be in the amount of \$250,000.00 in accordance to the terms specified in Section 19.53(s) (1). Roll Call Vote: Sevald, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Absent; Rairigh, Yes; Wandrie, Absent. **MOTION CARRIED.**
- B. Special Use #133/Site Plan #113 (Parcel #08-14-030-004-00, 08-14-030-009-00, 08-14-030-003-00 – Contractor Yard
 - i. Staff Introduction/: Getty provided an overview of the Special Use #133/Site Plan #113 application.

Sevald opened the Public Hearing 8:03 p.m.

- ii. Public Comments: Mr. Fenstermacher stated that he was in support of the approval of Special Use #133/Site Plan #113.

Sevald closed the Public Hearing at 8:04 p.m.

- iii. Commission questions and deliberation: **MOTION** by Rairigh, support by Finkbeiner to approve Special Use 133 and Site Plan 113. Amended **MOTION** by Rairigh, support by Finkbeiner to approve Special Use 133 and Site Plan 113 with the two conditions listed in Exhibit G: 1) Operations for the Contractor Yard must be confined to the area depicted on the site plan approved dated May 8, 2017.; and 2) Occasional concrete crushing is proposed within the Contractor Yard site. The Township shall be notified when crushing is scheduled in case there are questions or complaints. Roll Call Vote: Sevald, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Absent; Rairigh, Yes; Wandrie, Absent. **MOTION CARRIED.**

- 7. Unfinished Business: None.
- 8. Committee Reports:
 - A. **Ordinance Committee** – No report.
 - B. **Site Plan Committee** – Report presented within the Public Hearing.
 - C. **Joint Planning Committee** – No report.
- 9. **Administrator’s Report:**
 - A. Zoning Permit Report: Report included in meeting packet.
 - B. Enforcement Report – May: Report included in meeting packet.
- 10. **Commissioner Comments:** None.
- 11. **Adjournment: MOTION** by Rairigh, support by Finkbeiner to adjourn the meeting at 8:21 p.m. **MOTION CARRIED** with 5 yes voice votes.

Sandra Rairigh, Secretary

Stephanie Skidmore, Recording Secretary

Approved _____