



Meeting called by: Chairperson, Ellen Moore @ 7:30 PM

Members present: Babcock, Gunnell, Moore, Myers, Sevey, Sawade, Tilburt

Others present: Attorney –Van Allsburg; Zoning Administrator –Gross; Supervisor – Ellick

Pledge of Allegiance:

Approval of Minutes: Call for motion to accept June meeting minutes (no July meeting).

Motion to accept by Sevey, second by Tilburt, all Ayes, Carried.

Approval of Agenda: Approved as written – all in favor

Agenda Item: Public Hearing – Granger Special Land Use – 13707 Woodlawn Hills Drive., NE

Moore: Called public hearing open for comment with explanation of procedures/proposal.

Introduction of Granger Waste Services by COO Ralph Neurenberg, accompanied by Tim Krause, Granger engineer.

- request to operate a trucking terminal for refuse hauling vehicles' dispatch, washing, parking, and storage in Cedar Springs area which is in the center of their target zone.

Public Comment: *Gerald Skelonc: Questions re: definition of truck/freight terminal, temp. storage, units always empty, maintenance specifications, district regulations, and weight restrictions? Suggests consideration of compensation for more zoning hours to monitor/enforce conditions after approval, i.e. storm drains, environmental issues, aggregate and landscaping, and addressing the additional burden on the Township's administration.

Moore: Closed public hearing.

Moore: Read letter from neighboring property owner, Mike Clouse, submitted for comment re: privacy fencing, location of parking/storage, future Woodlawn Hills road maintenance contract, and removal of locked gate on Woodlawn Hills.

PC Discussion: Access/purpose of locked gate – favor keeping; road maintenance agreement – in favor – and

Township's leverage against deterioration; policies and procedures for hazardous waste; questions re: emptying and washing of vehicles, maintenance done on vehicles, storm water drainage, and employee building/parking.

Concern about sufficient lighting, signage, and landscaping including enhanced berm; departure/return of vehicles' time of day.

Addressed by Neurenberg/Krause: Re: Hazardous waste issues are followed by State restrictions and reported to them. Training of employees, specifically on determining hazardous waste, done consistently and periodically - are DEQ certified and trucks fitted with cameras; Employee parking will be paved; Current amount of trucks, 12 – 15 but projected up to 20. Addressed Storm Water Basin vs. pond; will follow Township requirements for LED lighting to see trucks as well as spade in trees for Township's landscaping requirements and raise berm as much as possible; current sign is very nice – plan to reuse; presented traffic study which was already done - departure/return will be prior to rush hour traffic.

Conclusion: Mark will include changes in resolution to include: driveways, submission of lighting plan, Township engineer to be notified of truck servicing, review of site plan and gate by fire chief, private road maintenance agreement.

Adoption of resolution contingent upon resolved engineer issues.

Moore: Motion to approve with subsequent changes by Tilburt, second by Gunnell, All Ayes, Carried.

Unfinished Business: N/A

Open Discussion for Issues not on the Agenda:

- Correspondence received: Engineer approval letter of White Creek Storage
- Planning Commission Members: Moore re: Storage Time trees are not looking good.
Gross: sending letter and monitoring; parking is being used as intended. Re: White Creek Storage - some who'd been doing maintenance have been evicted.

- Members of the Audience: Vicky Babcock – Re: Velzy Park update on continued fund raising.
Gerald Skelonc re: Granger’s traffic study done on which day of week, fueling station storage and how many gallons? Aggregate should be paved – trucks aren’t heavy enough to damage tar; hopes PC looks further into set backs on 17 Mile and hopes for changes of record.
Sawade/VanAllsburg/Gross: Controlled by State; PC discussed many years ago yet didn’t resolve; set back of building is within our control; continually monitored by MDOT.

Report of Township Board Representative: Gunnell: working on public proposal for Olin Lake, and Upper Lake Ellick: Involvement with Hydrovac on Northern Springs Drive to address solid waste and hazardous waste dumping on the ground. Has dealt with DEQ and contacted Senator MacGregor for a meeting to have this stopped. At this point the PC doesn’t need to address.

Report of Board of Appeals Representative: Tilburt: Nothing new.

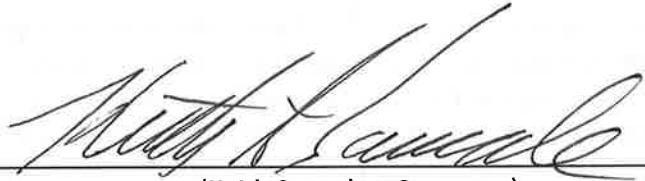
Report of Planning Consultant: N/A


Report of Zoning Administrator: Addressed in new business

New Business: Moore: RE: PA425 – Joint annual PC meeting with the City is called for in the plan hasn’t been happening and should be done. Could possibly have them meet on regular PC meeting dates.

Conclusion: Moore will follow up and set meeting dates

Moore: Called for motion to adjourn. Motion by Gunnell, second – Sevey; All ayes – Carried.
Meeting adjourned: 8:56 PM

SIGNED: 
(Keith Sawade – Secretary)

DATE: 

*Gerald Skelonc: 16275 Trenton Ave., Cedar Springs, MI 49319