

HEATH TOWNSHIP PLANNING COMMISSION
October 2020

The Heath Township Planning Commission met on Thursday, October 8, 2020 at 7:00 p.m. in the Heath Township Hall.

Members Present: Don Wickstra
Michael Stork
Hilda Boerman
Michael Phillips

Members Absent: Randy Poll

Also present was Greg Ransford, Planner

The meeting was called to order by Wickstra. The minutes from the August 20, 2020 meeting were approved on the motion of Stork supported by Phillips and unanimously approved.

ITEM 1

A Special Use Permit application from Lakeshore Sand & Gravel to operate an earth removal operation pursuant to Chapter 27 of the Heath Township Zoning Ordinance. The property is located at approximately 3900 126th Ave., parcel number 03-09-026-007-00.

Lakeshore Sand will excavate sand and gravel, as well as crush gravel, on the vacant property. The excavation will create a 4.9-acre pond and four future single-family residential sites, and is anticipated to be conducted for a period of ten years. The soil borings are not done yet. Lakeshore Sand would leave the woods and property surrounding them with one egress in and out.

Residents at 3910 126th Ave. were present and concerned about the truck activity, noise pollution, the ground water and water table. Don noted Lakeshore has requirements in the ordinance they need to adhere to.

Public portion of the meeting was closed.

Stork question Wade Slagh of Lakeshore on the following:

- Whether severe negative consequences to neighboring residences will be avoided
- Will there be a paved access drive, water truck on site?
- Can crusher be at a lower level to keep noise and vibration down?
- Wetland delineation been done? No
- Signage every 100 feet, instead of 300
- Will the operation be open to outside contractors with a sign of hours? Yes
- Groundwater depth needs to be established
- 20 feet deep pond
- Letter of credit and bond. The township has an engineer to come up with this.
- Operational acreage needed and where digging will occur needed on the drawing
- Need to see soil tests when they are available
- Safety fence around construction area

Additional items needed per Section 27.17 of the Zoning Ordinance are required unless specifically waived by the Township. This information includes the following:

- Documentation of type and need for the resource material
- Existing and projected roadway conditions and traffic
- Characterization of the proposed operation and site access in relation to the public street and street right-of-way.

The township has waived these requirements.

Discussion was held on the following:

- Safety fence- Temporary fence in excavation areas per ordinance.
- Security bond recommend by the township engineer. Hilda will take care of this.
- Topsoil and overburden stockpiles “in locations which will maximize efficiency of final placement and restoration.”
- No anticipation of rezoning the land
- Gravel crushing would be intermittent or never
- Seeding to be done by Lakeshore
- Review of section 27.11 – Site Reclamation Standards

Motion by Stork supported by Phillips and unanimously approved to approve the site plan as presented with the addition of items discussed during the meeting:

- 1) Signage every 100 feet.
- 2) Signage on the gate for all visiting users and per ordinance.
- 3) Excavation to match site plan and confirmed by Zoning administrator.
- 4) Crushing equipment to be placed at lowest elevation possible.
- 5) Soil tests will be provided to the township when available as required and prior to commencement of excavation.
- 6) Water truck on premises to control dust. No operation when winds exceed limits specified.
- 7) Cross-section of roadway will be provided and must meet township standards.
- 8) Actual area and % shown on site plan.
- 9) Escrow and bond fees will be determined by township.
- 10) Liability insurance will be required.

ITEM 2

The next meeting will be Thursday, November 12 at 7:00 p.m. The meeting was adjourned at 8:00 on the motion of Stork supported by Phillips and unanimously approved.

Minutes submitted by secretary Sheila Meiste.