



Planning Commission Minutes 07/25/22

The Saugatuck Township Planning Commission met July 25, 2022.

1) Call to Order at 6:00 p.m. by Chairperson Israels.

2) Roll Call

Present: D. Ihle, R. Israels, J. Helmrich, D. Webster, J. Ground, K. Butler

Absent: M. Wurth

Also present: L. Wells, Zoning Administrator

3) Approval of Agenda

Israels added under new business items 7.A, Next Steps for Rules and Procedure, 7.B Zoning Consultant, 7.C Board Update, and 7.D, Staff update.

A **Motion** was made by Webster to approve the agenda as amended. Seconded by Ihle. The Motion passed by unanimous roll call vote.

4) Approval of Minutes:

A. Minutes of June 27, 2022

- Page 1: Change heading to read “Planning Commission Study Session Minutes...”
- Page 1: Under public comment, replace “Ester” with “Esther”
- Page 2: change date of minute approval to “July 25” and approval body to “Township Planning Commission

A **Motion** was made by Webster to approve the June 27, 2022 PC minutes as amended. Seconded by Ihle. Motion carries by unanimous voice vote.

B. Minutes of May 23, 2022

- Page 1: Change date to read “May 23, 2022)
- Page 4, paragraph 6: add space between “it” and “is”
- Page 6, paragraph 6: delete “if there was”
- Page 7, under Staff Update: modify sentence to read “We worked *into* our request for qualifications *to* lay out a process...”
- Page 8, paragraph 2: modify sentence to read, “...and the Ravines *could* be able to be looped, which *could make* the Fire *District* happy.”
- Page 9: change date of approval to July 25, 2022 and approval body to “Township Planning Commission.”



A **Motion** was made by Webster to approve the minutes as amended. Seconded by Ihle. The Motion carried by unanimous voice vote.

5) Public Comment

1. Larry Dickie, 6108 Old Allegan Rd, was twice disappointed with the mining project; the first time was when the Ravines used the site to mine sand and failed to do any reclamation and the second time was the Top Grade project. Dickie was concerned that his well has gone dry in the past and is concerned that the aquifer supplying his well cannot handle the extra water pressure connected with servicing the proposed pond. Dickie pointed out that there has been no mention of monitoring soil for pollutants. Dickie said that if the plan involves continued use of the Ravines' water supply that there be an easement. Also asked if the pond will be used for fire suppression.
2. Gene Adamczyk, 6045 133rd Ave, said that when the mining project started, residents were guaranteed by the Planning Commission and applicant that the project would be harmonious with surrounding properties. Currently, the pond project is unsightly, does not hold water, and is much larger than it was expected to be. Adamczyk noted he moved to Saugatuck Township because of the quality of the community and made the decision to invest in the community. Recognized that the members of the PC have changed and that the neighbors fully support the new PC. Adamczyk would like the PC to hold the contractor accountable. When the contractor was mining, Adamczyk had to tolerate truck traffic on 133rd. Adamczyk heard that there might be additional excavation and hoped that Old Allegan could also be used as a trucking route.
3. Randy Nuesma, 6150 Old Allegan Rd, has not seen a finished product with the mining site and is not satisfied with its present condition. Nuesma worried about how the project has and will affect the quality of nearby drinking wells, and wanted to reiterate that concern for the PC. Noted that the curb appeal of the project is poor and is hoping to see a finished product that will suit the character of the neighborhood.

Public Comment Closed

6) Old Business

- A. **Special Approval Use amendment, RJ Prospects and Top Grade, LLC, 6135 133rd Avenue, between 60th and 62nd, to reduce the size of the approved pond. Parcel: 03-20-012-005-20. Public Hearing was held in November 2021.**

Ross Veltema identified himself as the contractor and owner of the land in question, speaking on behalf of the project. Veltema agreed with neighbors that the site's current state is not a finished product and that he does not like the way it presently looks. Veltema would like to reinforce the bottom of the pond and identify a source of water. Noted that the Ravines has a 6" water main



near the mine site and would like to tie the main into the pond in order to fill it. Ravines is leery to enter into a long-term agreement for use of water. Veltema would like to install a well to compensate for water loss, once the pond is filled. Plans to do most of the filling of the pond in the Spring and Fall ~~for~~ from the Ravines' irrigation ponds. Would also like to strip top soil from a part of the site in order to make a more gentle grade, although will do whatever it takes to avoid removing the large pine trees in this area.

Ground asked if Veltema was proposing a few alternatives to the plan that was submitted. Veltema confirmed and said he believes the new proposals would enable completion of the project in a much shorter period of time, given that using another water source to fill the pond, such as the neighboring county drain, could take years to obtain the necessary state permits.

Butler said he wanted to make sure that the pond's clay lining is sufficiently thick to hold water. Requested that the applicant have an engineer explain what would be required to keep the pond full and whether that could adversely impact neighboring wells. Veltema said he would need an engineer to determine the condition of the pond in the worse drought conditions.

Ihle liked the idea of not having to rely on the Ravines as a long-term water source solution. Also liked that the water would be coming from storm water as opposed to taking it from wells. Ihle asked that the applicant cap both bottom and sides of ~~well~~ pond to prevent water leaking. Veltema said that the sides have been capped with clay, but will to do borings to demonstrate the depth of clay. Ihle asked how Veltema decided on the pond elevation. Veltema said that if the elevation were higher, it would trigger the need for an EGLE permit. Ihle expressed concern about dramatic fluctuations in water levels, that could kill vegetation on the slopes of the pond. Ihle asked if Veltema would be comfortable having an engineer review the plan.

Webster did not know how the PC could approve the SAU, because what the applicant is currently presenting was not part of the plan in the application. Webster recommended making a motion to postpone. Veltema said he could ~~rely~~ relay PC members' comments to an engineer who could update the plan. Wells felt that the discussion was helpful and agreed that the project would need to be reviewed by an engineer. Wells thought it was important that Veltema had a good sense of what Planning Commissioners wanted to see in an updated plan, and thought Veltema should return to PC with (1) stamped engineer plans, (2) maintenance plan, (3) hydrological report on effect on area wells.

Webster asked if this was a storm water pond and, if so, whether the conditions were different. Commissioners discussed standards for slope grades. Ihle thought it prudent to get an engineer's report on the projected cost of the project and determine bond amount. Veltema noted that there is currently a \$50,000 performance bond in place.

Ground requested that anything written in a separate narrative should be contained as notes in the engineering renderings. Ground also questioned the pounds per acre of grass seed required for reclamation. Helmrich noted that the Township had entered into an agreement with the Outdoor



Discovery Center and that the PC could request the ODC to review new plans and provide comments. Veltema said he wanted to be treated consistently with the Zoning Ordinance and did not want to have extra expenses that might be associated with a review by the ODC.

Israels said that the Township did not anticipate the project to carry on as long as it has, but wants the outcome to be the best possible with what is available. Israels recognized Veltema's concern, but would like to see some ODC involvement. Noted that the Ravines wells are very deep and of poor quality, and asked whether silt lining would be installed for the project at hand. Israels also noted that the Ravines uses lots of fertilizer and wondered about the quality of the water that would be feeding the pond. Israels asked that the applicant to provide an easement for future access to install a water line from the Ravines to Old Allegan Rd, such that the existing water line could be looped. Wells said that it is unclear where a future water line would be installed, so it should be a blanket easement for utilities. Israels corrected working hours for the project to be 8am-5pm on week days only. Veltema agreed. Ihle requested there be a maintenance and monitoring program to prevent slope erosion.

Webster asked when Veltema would be able to return to PC with new materials. Veltema said he was unsure because he did not know how long it would take to secure EGLE permits. Wells said that Veltema did not require the permits in hand but would need to provide the requested engineering work. Veltema said he would consult with his engineer, but could possibly submit materials in October for the November meeting.

A **Motion** was made by Webster to postpone a decision on a Special Approval Use amendment, RJ Prospects and Top Grade, LLC, 6135 133rd Avenue, between 60th and 62nd, to reduce the size of the approved pond and that the applicant submit completely updated materials and engineering plans by October 17th to present before the Planning Commission at their November meeting. Supported by Butler. Motion carried by unanimous voice vote.

7) New Business

A. Next Steps for Rules and Procedures

Israels distributed draft of Rules and Procedures that included updates from commissioner comments at the June study session. Israels worked with Ground and Webster on the draft and consulted with MCL. Israels requested comments from Wells and Township Attorney, and reviewed significant updates made since the version distributed at the June meeting.

Israels called a recess at 7:38pm.

Israels called Planning Commission back into session at 7:43pm.

B. Zoning Consultant

Wells explained that there had been a first meeting with the Zoning consultant update the Zoning



Ordinance and that a steering committee had been formed. Wells noted that the consultant wanted to meet with advisory committee chairs, and willing members, on August 9th. Wells also noted that the consultant would be scheduling stakeholder meetings. Wells reviewed the timeline for the zoning ordinance update. Webster asked if the consultant would meet with the ZBA and if there was an open house component to the update. Wells thought meeting with the ZBA was a good idea and thought that there was an open house component. Israels asked if the TWP could put a moratorium on ZBA meetings for a time given the zoning ordinance update. Webster suggested that a moratorium be put in place in January, once the Township had a formal draft of the new zoning ordinance. Israels said the moratorium could be in effect for up to one year.

C. Township Board Update

Helmrich delivered the Board update, on file.

D. Staff Update

None.

8. Adjourn

A **Motion** was made to adjourn the meeting at 8:13 pm by Ihle. Seconded by Butler. Motion passed by unanimous voice vote. Next P.C. meeting: Monday, August 22nd, 2022 at 6:00 pm.



Motions:

1. A **Motion** was made by Webster to approve the agenda as amended. Seconded by Ihle. The Motion passed by unanimous roll call vote.
2. A **Motion** was made by Webster to approve the June 27, 2022 PC minutes as amended. Seconded by Ihle. Motion carries by unanimous voice vote.
3. A **Motion** was made by Webster to approve the May 23, 2022 minutes as amended. Seconded by Ihle. The Motion carried by unanimous voice vote.
4. A **Motion** was made by Webster to postpone a decision on a Special Approval Use amendment, RJ Prospects and Top Grade, LLC, 6135 133rd Avenue, between 60th and 62nd, to reduce the size of the approved pond and that the applicant submit completely updated materials and engineering plans by October 17th to present before the Planning Commission at their November meeting. Supported by Butler. Motion carried by unanimous voice vote.
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Respectfully,

D. DeFranco, Township Manager

I Denise Webster, Planning Commission Secretary, certify that these minutes were approved on August 22, 2022 by the Saugatuck Township Planning Commission.

Planning Commission Secretary

Date