

HEATH TOWNSHIP PLANNING COMMISSION
December 2021

The Heath Township Planning Commission met on Thursday, December 9, 2021 at 7:00 p.m. at the Township Hall.

Members Present: Don Wickstra
 Michael Stork
 Hilda Boerman
 Randy Poll

Also present was Greg Ransford, Planner

Absent was Michael Phillips

The meeting was called to order by Wickstra. A motion from Poll supported by Stork to approve the minutes from the October 14, 2021 meeting. Vote taken and unanimously approved.

ITEM 1

Wickstra opened the Public Hearing at 7:02 pm for discussion on the request from Top Grade Aggregates, LLC, for sand & gravel mining. Top Grade Aggregates presented their site plan for the sand pit that will be located at 38th and 132nd Ave. A resident that lives on 38th St. questioned the increase in the amount of traffic this sand pit would create for the road. A resident asked about the regulations that need to be followed for ground water testing to make sure of contaminates while digging. Board member Stork questioned Top Grade on soil boring and set back distance. Board member Poll questioned the minimum of 300 foot of asphalt at the entrance of the pit from the road. Board member Wickstra questioned the fencing around the pit. Board member Boerman questioned the Performance Bond that is needed to be filed with the Township yet. Wickstra closed the Public Hearing at 7:41 pm. The Board had discussion with planner Greg and read the Resolution presented to adopt site plan from Top Grade for sand & gravel mining. The board agreed to the 25' setback as requested. Fencing will be placed on entire perimeter of the property. ~~The board explained they did not have the right to refuse the requirement for 300' of asphalt from the entrance to the mine and the ZBA had this authority. Top Grade decided to follow the regulation as written and also pave 200' minimum at entrance from 132nd Ave. onto 38th St.~~ The Board asked for the first 300' of paving to be on 132nd Ave. as it approaches 38th street instead of the pit road to meet the requirement of the mining ordinance. The Board asked for additions to the Resolution that Greg will be making (This will include: Posted sign to include NO Jake Braking and NO Dumping, Performance Bond to be determined by Township engineer, required approval from the Drain Commissioner, and paving entrance onto 38th St.) and with said additions a motion by Stork with support from Poll to adopt Planning Commission Resolution #12/9/21 with roll call vote as follows: Wickstra – yes, Stork – yes, Poll -yes, Boerman – yes. Resolution adopted.

ITEM 2

Wickstra opened up Public Hearing on Site Plan review from Preferred Developments at 8:05 pm. Preferred Developments presented an update to their site plan to build an additional 3 buildings. Board members addressed some current issues with the current buildings at this site. Board members questioned the new site plans and what is missing and needs to be corrected

and updated with PCI and the Township. The new plan needs to include lighting, adjacent zoning on the north, west and south, dumpster screening, driveways within 300' of the property, and the façade of both buildings facing the road to match the existing buildings. Wickstra closed the Public Hearing at 8:35 pm. The board had discussion. Poll made a motion with support from Stork to approve the site plan as long as the additional information was included and subject to the approval of the drain commission. Vote taken and unanimously approved.

ITEM 3

The next meeting date is to be determined. The meeting was adjourned at 8:54 p.m. on the motion of Stork supported by Boerman. Unanimously approved.

Minutes submitted by secretary Missy Harvey