

IDA TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, February 10th, 2009
7:30 p.m.

Members:

Ron Zabawa
Larry Kreps, Jr.
Elmer Bowman
Brad Kamprath
Kevin Miller
Brian Angerer
Scott Desbrough

Others Present:

Andrea Bibby, Carlisle/Wortman
Sherry Hilkens, Treasurer
Richard Cummings
Keith Gere, Intec Engineering

Call to Order

Meeting called to order at 7:30 p.m.

Roll Call Vote:

Present: R. Zabawa, K. Miller, L. Kreps, Jr., B. Kamprath, E. Bowman,
B. Angerer, S. Desbrough

Approval of Minutes

Minutes of the January 13th, 2009 meeting and minutes of the January 20th, 2009 workshop were reviewed. A motion was made by B. Kamprath and supported by B. Angerer to approve the minutes as presented. All supported. Motion carried.

Public Comment: None.

New Business: None.

Old Business:

1. **Special approval request/site plan review:** Applicant: Richard Cummings.
Property address: 5691 Wells Rd., Petersburg, MI. Property ID# 5808-018-020-00, 5808-018-018-10, 5808-018-19-00. SLU#09-01/SP#09/01.

Reports issued by Township Engineer Mannik & Smith and Township Planner Carlisle/Wortman & Associates were reviewed and discussed with the Planning Commission members and Keith Gere of Intec Engineering.

Motion made by S. Desbrough to recommend approval the special use application of Mr. Cummings as a farm pond. S. Desbrough withdrew motion.

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Old Business (cont.) Special approval request/site plan review

Brief discussion held regarding special use approval procedures.

Motion made by S. Desbrough to recommend approval with conditions as a pond under Section 5.46 of the Ida Township Zoning Ordinance. Motion failed for lack of support.

After extensive discussion and review, a motion was made by K. Miller and supported by E. Bowman to recommend approval of Mr. Cummings' request to construct a farm/recreational pond per the submitted plans and to include conditions agreed upon and recorded in the meeting minutes, upon meeting minute approval. The approval is to include a recommendation that Mr. Cummings inquire as to the need for MDEQ wetland approvals.

Roll Call Vote:

K. Miller – yes
B. Angerer – yes
S. Desbrough – yes
B. Kamprath – yes
E. Bowman – yes
L. Kreps, Jr. – yes
R. Zabawa – abstain

Conditions agreed upon for recommendation to the Township Board in accordance with the Mannik & Smith and Carlisle Wortman reports (attached hereto and made an official part of these minutes) are as follows:

Article 5 General Provisions, Section 5.24 Removal of Soils, Clay, Gravel, or Similar Materials; Quarry Excavation; Filling Operations.

Section 2, Application:

- 2c. The location of all buildings on the site appear to be provided on the site plan although buildings located within 500' of the perimeter of the site have not been shown on the site plans.
PLANNING COMMISSION ACTION: Not part of the pond requirement.
- 2d. A detailed proposal as to the duration and method of operation have not been provided. In addition, since the excavation will occur as demand warrants, the phasing or staging of the pond excavation shall be detailed.
PLANNING COMMISSION ACTION: Not part of the pond requirement.

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Old Business (cont.) Special approval request/site plan review

- 2f. Item 7 under Plan Sheet 1, Soil Erosion Notes, should be expanded to describe the phased restoration and details of the staging of the seeding and mulching operations proposed throughout the project.
PLANNING COMMISSION ACTION: Require that all one phase will be seeded at end of the project.
- 2g. A partial topographic site plan has been provided by the designer. Portions of the site have not been topographically surveyed, as noted specifically in the southeast quadrant. Provided the developer does not construct any berms or place fill over portions of the site, the construction of the pond should not impact natural drainage patterns. If such is the case, the developer should provide a note to this effect on the plans.
PLANNING COMMISSION ACTION: Applicant's engineer will address on new site plan.
- 2h. The plan sheets do not show any existing public or private drains on the property. A plan note stipulates that any water pumping will be discharged to on-site silt traps or grassed areas. Information shall be provided to indicate whether or not regular or continuous pumping will be required as part of the quarrying operations and, if so, where the water will be discharged and detail the methods of soil erosion and sedimentation control. If no pumping will occur then a statement to that effect shall be added to the plans.
PLANNING COMMISSION ACTION: Applicant's engineer will add comment about water not leaving site.
- 2i. Written consent for authorization of Township Representatives to enter onto site shall be provided.
PLANNING COMMISSION ACTION: Action to be completed by applicant's engineer.

Section 6, Mandatory Requirements:

- 6.a. 1 & 2. No fencing is shown or noted to be provided on the plan sheets. Warning signs are to be posted on the safety stations.
PLANNING COMMISSION ACTION: Not part of the pond requirement.
- 6a.3. No "KEEP OUT – DANGER" signs have been provided on the plans, however, alternative warning signs are posted on the safety stations.
PLANNING COMMISSION ACTION: Not part of the pond requirement.
- 6.a.(5). No cut or excavation shall be made closer than one hundred feet from the nearest street right of way (condition is met) nor nearer than five hundred feet of the nearest residence, nor closer than one hundred feet of the property line (condition is met). The plans indicate the nearest residence on the site is located less than five hundred feet from the excavation. The Township will need to evaluate whether the five hundred feet residential separation is applicable or whether the one hundred feet stipulated in the Pond Section 5.46 may be more applicable for this project. The plans show that the one hundred foot separation has been met.
PLANNING COMMISSION ACTION: Not part of the pond requirement.

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6.a.(6). The proposed slope of the banks exceed the maximum 1 on 7 ratio noted in this section. The proposed slopes are shown as 1 on 4, as required by the Pond Section 5.46.

PLANNING COMMISSION ACTION: Not part of the pond requirement.

6.a.(7). The plans should note that no blasting will occur on this site.

PLANNING COMMISSION ACTION: Applicant's engineer will add note to the plans.

6.a.(8). A permit executed by the Developer shall be provided which allows Township Officials to enter upon the premises, as noted previously in this review.

PLANNING COMMISSION ACTION: Action to be completed by applicant's engineer.

6.a.(9). The Township has the ability to stipulate other standards and conditions it deems necessary for the protection of health, safety, morals and well being of the citizens.

PLANNING COMMISSION ACTION: Hours of operation to be same as agreed upon in January 13th, 2009 Ida Township Planning Commission Meeting.

Article 5 General Provisions, Section 5.46 Ponds.

Township Approval Process / Permits Required:

1. This item shall be addressed by the applicant.
PLANNING COMMISSION ACTION: Action to be completed by applicant with township.
2. The pond surface area exceeds the 20,000 square feet limitation and, therefore, must secure Special Use approval and Soil Removal Permit.
PLANNING COMMISSION ACTION: Action to be completed by applicant with township.
3. The site plan indicates that the owner dug a test hole and encountered water at 5 feet below grade. A written statement shall be added to the plans by the applicant's engineer certifying the expected water elevation upon expected normal water elevation.
PLANNING COMMISSION ACTION: Applicant's Engineer to certify expected water elevation.
4. Written evidence shall be provided from the Monroe County Health Department (MCHD) that the distance and soil conditions separating the pond from any septic system is sufficient to prevent contamination. The plans indicate that the pond location meets the minimum 100 feet set back requirement.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.

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Old Business (cont.) Special approval request/site plan review

- 5.a. The plans do not provide information regarding existing water courses on or adjacent to the site. In addition, no information was provided to determine if the site contains regulated wetlands. The applicant shall provide adequate information to assess the need for MDEQ permits and is encouraged to schedule a Pre-Application Meeting with MDEQ to confirm in writing any need of MDEQ permits for this project.

PLANNING COMMISSION ACTION: Recommended action per above motion made at this meeting: The approval is to include a recommendation that Mr. Cummings inquire as to the need for MDEQ wetland approvals.

- 5.b. A Soil Erosion and Sedimentation Control permit will be required from the Monroe County Drain Commissioner for this project. The applicant shall submit the project to the Drain Commissioner's office for review and approval and provide copies of the permits to the Township.

PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.

- 6.c. The site plan does not indicate any underground or above ground utility service lines or easements located on the parcel. The applicant shall confirm that said service lines and easements do not exist on the parcel.

PLANNING COMMISSION ACTION: Action to be completed by applicant's engineer.

- 6.d. It is assumed the designer has shown on the plans all drains, ditches, sewers and discharge pipes that exist on the property although the designer is requested to confirm that this is the case.

PLANNING COMMISSION ACTION: Action to be completed by applicant's engineer.

- 6.f. A topographic plan has been provided although this plan was deficient in providing topographic information on the entire parcel and 100' into surrounding properties or spot elevations to confirm over all grading and drainage on the parcel as required by the ordinance. Given that fact that no earthen berming is proposed, and if additional elevation are provided around the southern perimeter of the pond, it would appear that enough information is available to ascertain any proposed impacts to general drainage patterns without requiring the additional topographic survey, subject, of course, to Township variance approval for full compliance of this item.

PLANNING COMMISSION ACTION: Action to be completed by applicant's engineer. (Same as 2g.)

- 6.g. The applicant shall submit documentation that describes the existing and proposed use of the parcel for Township evaluation.

PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.

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Old Business (cont.) Special approval request/site plan review

- 6.h. Material supplied for review purposes did not include any documentation to describe the method of construction, proposed construction equipment or precautions that will be taken to protect neighboring properties. Method of dust control is proposed through use of water and approved chemicals. No information is noted for noise control as well as hours of operation. The applicant should provide this information for Township evaluation.

PLANNING COMMISSION ACTION: A list of equipment to be used for construction will be provided to township by applicant or applicant's engineer.

Construction Requirements:

4. The pond construction shall not create or increase storm water runoff onto adjacent lots, right of ways, or cause secondary ponding due to land balancing. As noted previously, additional topographic information and spot elevations shall be added to the plans to confirm that these conditions are being met. The applicant shall also provide sufficient information to confirm whether any excavated material will be used for berming or temporarily stockpiled on the site. If berms are planned as any part of landscaping this should also be shown on the plans.

PLANNING COMMISSION ACTION: Applicant's Engineer will note stockpile plan on site plan.

5. A plan note calls out for all graded and disturbed areas are to be seeded and mulched as soon as construction allows. The plans did not include any specific details that will be required for Soil Erosion and Sedimentation Control. Any requirements of the Monroe County Drain Commissioner's office shall be incorporated into the plans.

PLANNING COMMISSION ACTION: Applicant's Engineer will obtain and incorporate.

Other Requirements:

2. All ponds are to be accessible to all fire departments and shall have a dry hydrant. A dry hydrant is proposed with a 6 inch lead. No information is shown regarding the ability to access the hydrant, which may require tree removal and construction of a stone access drive. The Fire Department should review and evaluate the access and dry hydrant location.

PLANNING COMMISSION ACTION: Township to submit to Fire Department for review.

Article 16, Section 16.06, Site Plan Review

- 3.a. Add the owner's telephone number.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.

- 3.e. Add zoning classifications and land uses within ¼ mile of the parcel.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.

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Old Business (cont.) Special approval request/site plan review

- 3.i The location and dimensions of all existing structures, utilities and other improvements within 100' of the parcel are to be shown on the site plan.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.
- 3.s. Add the location of the water well.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.
- 3.t. The pond as proposed has no water outlet system.
PLANNING COMMISSION ACTION: Not part of the pond ordinance. Not required.
- 3.ac. Any additional information required as part of the Soil Erosion and Sedimentation Control permit through the Monroe County Drain Commissioner's office shall be added to the plan.
PLANNING COMMISSION ACTION: Applicant's engineer will obtain and incorporate. Same as 5 above.
- 3.ae. The plans are required to show the location of all existing trees that are greater than 12 inches diameter. From aerial photos, it appears that the parcel is heavily wooded. To locate such trees would be a very labor intense and of limited use, however, it would appear that the site plan should at least show by some type of cross hatch all wooded areas on the parcel and areas where the trees are proposed for removal.
PLANNING COMMISSION ACTION: Action to be completed by applicant's engineer: Trees to be shown as cross hatch on plan.
- 3.ak. Any toxic/hazardous substance shall be listed and meet the requirements of this item. The applicant shall identify if temporary fuel tanks will be located on site for the excavation equipment.
PLANNING COMMISSION ACTION: Action to be completed by applicant's engineer: No temporary tanks on site. Plan will show location of existing fuel tank on site.
- 3.ap. The applicant shall obtain site plan approval and a driveway construction permit from the Monroe County Road Commission. In addition, the MCRC may evaluate trucking volumes for the sand hauling operations and impose additional requirements related to trucking on Wells Road.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.

Comments Relating to Engineering Aspects of the Submitted Site Plans.

1. Provide dimensioning of the proposed driveway into the site including widths and transition lengths. Include any drives that will route into the pond excavation area. Information should be provided to indicate the existing drive width and roadway gravel thickness. Typical MCRC traffic control details may need to be included on the plans for construction of the drive approach. It is recommended that the minimum gravel thickness of the internal roadway be 8 inches.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer: Will add driveway dimensioning to proposed drive.

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2. Add specifications for seed, fertilizer and mulch to Item 7, Sheet 1.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.
3. It is recommended for clarity and for informational purposes that the site boundaries be overlaid upon a the SEMCOG aerial map thereby showing the wooded lot, surrounding property features and driveway entrance onto Wells Road.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer: SEMCOG ariel map will be added to site plans.

The following conditions are pursuan to Carlisle Wortman & Associates Report:

1. Provide written evidence from the Monroe County Health Department that the proposed pond is sufficiently distanced from septic systems.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.
2. Provide the Township a haul route from Monroe County Road Commission.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer.
3. Provide Township verification from the fire department regarding access to site.
PLANNING COMMISSION ACTION: Township to submit to Fire Department for review.
4. Clarify proposed pond use on site plan.
PLANNING COMMISSION ACTION: Action to be completed by applicant or applicant's engineer: will clarify on plan.

End of conditions for Special Approval request/Site Plan Review for Cummings Pond.

R. Zabawa asked E. Bowman to address the Ida Township Board to discuss a moritorium regarding ponds.

OLD BUSINESS: (cont.)

2. Review Master Plan – Existing Land Use Map.

Extensive review and discussion held regarding existing land use map. Corrections made to draft. Future land use map also discussed.

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Old Business (cont.)

3. Zoning Ordinance Review:

Introduction to Master Plan dated 8/12/2008 and Existing Land Use Map to be finished and presented at the March 10th, 2009 Planning Commission meeting.

Planning Commission workshop scheduled for February 17th, 2009 will not be held.

Subdivision control ordinance briefly discussed. K. Lieb and A. Bibbey will check the status and provide update to the Planning Commission.

Adjournment

Motion to adjourn made by B. Kamprath seconded by E. Bowman. All supported.
Motion carried. Meeting adjourned at 9:35 p.m.

Submitted by,

Karen Jo Lieb
Recording Secretary

Kevin Miller
Planning Commission Secretary

Approved:

Date: