

Bridgewater Township Planning Commission Minutes - Approved

I. 8-Feb-16 meeting called to order 7:06 P.M. by Dave Horney

II. Roll Call

Cal Messing	Dave Horney	Mark Iwanicki
Ron Smith	Tom Wharam	

III. Citizen Participation

- None

IV. Review and Approve Agenda

- Motion to approve the agenda as presented – Tom Wharam
- Second to motion – Cal Messing
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 11-Jan-16 as amended – Dave Horney
- Second to motion - Cal Messing
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. GSM Permit

i. GSM / Mr. Tokar update

- Chip Tokar commented that no one has contacted him about well testing; Ron Smith hasn't heard from anyone either
- Would like to have everything under Ordinance 59; Ron Smith said that there is no reason to update it right now
- The township board must approve the variances
- Will need to add road maintenance to Ordinance 59
 - WCRC did not make Bartlett Road a county road
 - **Chip Tokar will send Ron Smith the approval of Bartlett Road**
- Will need a variance on the setbacks on the GSM parcel
- Will need agreement of board on consent that this agreement is expandable to other parcels
- The 4th item – top soil concern by Tom Pelts & Geoff Oliver; depth is 0" → 14", 6" on average
- It is hard to separate the sandy loom top soil from clay and sand
- GS Materials cannot sell the top soil that is reclaimed
- GSM separated and stock piled top soil
- Have enough top soil to reclaim lake area
- Create berms before mining which is done in phases, this caused problems since soil needed to be trucked from Baker parcel to Pelts property for the berms
- The top soil and overburden are both stockpiled
- Dave Horney handed out a letter sent to Laurie Fromhart from Tom Pelts
- Marcus McNamara and Ron Smith have both seen the excavation site
- Chip Tokar has all of the volume of top soil in the annual report

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- He believes that Tom Pelts is labeling all soil on the surface as top soil
- ii. Mr. Nanney update
- Rodney Nanney went through the 2-Feb-16 letter from NRM
 - He is comfortable that everything has been taken care of from his Mineral Extraction License Report dated 9-Jan-16
- iii. OHM update
- Marcus McNamara visited the site
 - Marcus McNamara commented on differences between Chip Tokar and Tom Pelts
 - He believes that Tom Pelts is counting the berm material in his top soil calculations
 - GS Materials is following the approved plan
 - The aerial photographs of dimensions are accurate
 - Chip Tokar said that the aerial calculations are $< \pm 3\%$ accurate but do not tell quality of the soil
 - The township does not control the disposition of topsoil
 - It is the DEQs responsibility to monitor and control the silt downstream of the pit; relevant if top soil is pushed into the lake
 - The annual report contains all of the numbers
- iv. Planning commission comments:
- Ron Smith asked about the small lake
 - Chip Tokar said that it should stay at 85'
 - They will watch and may have to change plans if it does not
 - A possibility is that it could be combined with big lake on the Baker parcel
 - Geoff Oliver asked about the dual lakes and putting a canal between them and then moving the dredge
 - Chip Tokar said that the dredge will not be moved because of the flow of water between the two lakes
 - To dig to 70' depth, would have to lower the lake on the Baker parcel 15' over several years and then join lakes after DEQ approval
 - Only a dragline will be used on the Pelts parcel
 - A dragline will go about 25' deep
 - Geoff Oliver voiced concern about pushing the berms into lake
 - Chip Tokar said that this won't happen; most likely the berms will remain after reclamation
 - Ron Smith asked what will happen with berms
 - Chip Tokar said plan to leave them there
 - Marcus McNamara said that the trees growing on them will be mature by then
 - Dave Horney asked about hunting/trespassing on property
 - Chip Tokar said that nobody is aware of hunting, shooting or target practice on GSM property, on any day, including Saturday
 - There is a fence surrounding the property
 - Michelle McQueer asked about rumbling in a house on Willow road
 - Chip Tokar is not aware of what would cause this but would like to know about it
 - Marcus McNamara has no concerns to voice
 - Rodney Nanney talked about his Mineral Extraction License Report dated 9-Jan-16

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- The major points are in section 4, Transition from Consent Agreement to Ord. No. 59
- Should grant variances from specific ordinance requirements
- Should use the more restrictive 70 dB noise limit
- Should take into consideration the Future on-site storage of limestone and provisions for Township road gravel.
- Motion to recommend to the board the GS Materials permit application approval with the following recommendations:
 - The applicant can comply with this ordinance
 - The proposed operation will not adversely affect the health, safety and welfare of the residents of the township
 - The proposed operation will not cause traffic hazards
 - The proposed operation will not adversely affect the water table, water quality or water supply of the surrounding land.
 - The site will be restored so it is safe and harmonious with the surrounding agricultural land uses.
 - The end use proposed in the reclamation plan is acceptable to the Planning commission based upon the commission's review of the township zoning ordinance, township master plan, surrounding land uses and site characteristics.
 - Ability to resolve difference between Ordinance 59 and the consent agreement
 - Confirm that berm material is not allowed to be pushed into the lake per Ordinance 59

- Dave Horney
Second – Cal Messing

Role call vote:

Cal Messing - yes Dave Horney - yes Mark Iwanicki – not present
Ron Smith - yes Tom Wharam - yes

- The board must have a public hearing; would like to have on 3-Mar-16
- Chip Tokar will send the letter of application to Rodney Nanney

VIII. New Business

- None

IX. Communications

A. Report from Zoning Administrator – Rodney Nanney

- A report was provided and is on record

B. Report on 7-Jan-16 Board of Trustees meeting – Ron Smith

- The minutes were sent out to Planning Commission members and are on record

X. Informational Items

- None

XI. Public Comment

- None

XII. Adjournment

- Next planning commission meeting is 14-Mar-16 at 7:00 P.M.
- Motion to adjourn – Dave Horney
- Second to motion – Cal Messing
- Vote – unanimous

Meeting adjourned at 8:57 P.M.

APPROVED