

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 20, 2017**

**17-32 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
JUNE 15, 2017 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on July 20, 2017 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Ave., NW, Comstock Park, MI 49321. Present: Chair Bruce Lee, Vice Chair Mike O'Malley, Secretary Lisa Frizzell, Ron Cordes, Dawn Swafford, and Steve Thome. Chuck Jakems was absent and excused. Planner Susan Becker and Recording Secretary Barb Griswold were also present. Chair Bruce Lee called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

Cordes moved, with support from O'Malley to approve the minutes of the Regular Meeting of the Alpine Planning Commission on June 15, 2017.

Ayes: 6 Nays: 0 Motion Carried

Chair Lee opened the meeting up for Public Comment on any non-agenda items. No comments were received.

**17-33 PUBLIC HEARING: REZONING REQUEST BY MARC HUIZINGA TO
REZONE 4325 CORDES AVENUE FROM A, AGRICULTURAL TO R-1, LOW
DENSITY RESIDENTIAL.**

Planner Becker reviewed the rezoning request from Marc Huizinga to rezone his 17.05-acre property at 4325 Cordes Avenue from A, Agricultural to R-1, Low Density Residential. The property contains a home, a detached garage, shed and pool. The balance of the property is wooded and the Kent County Drain Commissioner's York Creek Upper Drain runs through the property. Mr. Huizinga is requesting to rezone the property to enable him to divide his home off and sell the remaining acreage. Sanitary sewer is available approximately 1,600 feet to the north along Cordes Avenue and is master planned along the frontage. Public water is master planned along the Cordes frontage and is currently just north of Henze and Cordes Avenue.

Becker stated the rezoning request is in compliance with the 2015 Alpine Township Master Plan Updated future land use. The primary use in the R-1 district is single-family homes, but the Commission should consider it could develop with any permitted use in the district. The surrounding area consists of homes, farmland and woods. Although the rezoning would benefit one landowner rather than the broad public interest, it is consistent with the Master Plan's designation and the existing use is consistent with surrounding uses.

Becker said there have been no significant changes in the area since the adoption of the 2015 Master Plan Update and the neighbor's property to the south was rezoned in 2014 to R-1. Approving the requested rezoning may encourage other property owners in the area consistent with the Master Plan's designation to request the same; however a change would not set a precedent because it is consistent with the Master Plan.

Lee asked how big was the neighbor's property that was rezoned and Becker said it was just shy of an acre.

Mr. Huizinga thanked Planner Becker for the review and added he thinks 1 to 3 homes would be built and the new owner would need to provide access to the lots.

Motion made to open the Public Hearing by Thome, supported by O'Malley.

Ayes: 6 Nays: 0 Motion Carried

No comments received.

Motion made to close the Public Hearing by O'Malley, supported by Swafford.

Ayes: 6 Nays: 0 Motion Carried

Lee asked if new home owners would require a sewer connection and Becker said only if there were more than 4 lots. Lee asked if there is a swamp or low ground on the property and Mr. Huizinga said no, just York Creek.

Lee stated he feels the property is odd because is it surrounded by agriculture land and he hopes the agriculture zoning around it will stay that way. He said it is a future concern that the area will retain its agriculture identity.

MOTION: REZONING PROPTERY ADDRESSED 4325 CORDES AVENUE

Based upon representations made by the applicant, O'Malley motioned supported by Swafford to *approve* the requested rezoning for the 17-acre property addressed at 4325 Cordes Avenue (PP#41-09-35-100-026) as publicly noticed from A, Agricultural to R-1, Low Density Residential.

Findings of Fact:

Based upon representations made by the applicant during rezoning review and upon the standards found in Chapter 7 and 24 of the Alpine Township Zoning Ordinance and the 2015 Alpine Township Master Plan Update, we find that the proposed rezoning:

1. Is consistent with the Low Density Residential future land use recommendation of the 2015 Alpine Township Master Plan Update.
2. Does ensure compatibility with adjoining land uses and zoning types.
3. The location is appropriate for all the allowed uses in the R-1, Low Density Residential zoning district.
4. Is consistent with the allowed used of the R-1, Low Density Residential zoning district.

Ayes: 6 Nays: 0 Motion Carried

17-34 PUBLIC HEARING: SPECIAL LAND USE AND SITE PLAN REQUEST FROM KRISTIN AND PHILLIP DONAHUE TO ALLOW FOR THE ESTABLISHMENT OF A GROUP CHILD DAY CARE HOME TO CARE FOR UP TO 12 CHILDREN AT 6455 NORTH DIVISION AVENUE WITHIN THE R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT.

Becker reviewed the request for special land use and site plan for a group child care home (7 to 12 children) at 6455 North Division Avenue. The 2-acre property is zoned R-1, Low Density Residential and contains a home and in-ground pool. The applicants have been operating a licensed group child care home for several years at their former home in the City of Grand Rapids. They recently moved to Alpine Township and take care of 8-12 children in the summer and fewer during the school year. They operate Monday through Thursday from 7:00 a.m. to 5:30 p.m.

Becker said the property is served by well and septic systems. The Building Official has inspected the pool area and determined the area meets the State requirements. The property has a long driveway that provides stacking and there is a T turnaround for people to safely re-enter North Division Avenue.

The proposed use is consistent with the Master Plan and the intent of the R-1 zoning district. The appearance of the property will remain that of a single-family home and the applicant is not proposing to exceed 16 hours of operation with a 24-hour period. Per the requirements of the Michigan Zoning Enabling Act, Becker said there are no known nearby facilities offering substance abuse treatment and rehabilitation service to 7 or more people or a community correction center, resident home, halfway house or similar facility which houses an inmate population in Alpine or Plainfield Township.

Mr. and Mrs. Donahue both addressed the Planning Commission and stated Mrs. Donahue has been a licensed child care provider for 8 years and Mr. Donahue has been a licensed provider for 3 years. Mrs. Donahue said there can be concerns regarding additional traffic; however their 4 children count for the day care total, so they can only have 8 more children in the home. The drop off and pick up times vary and there are usually 2 children in one car.

Mrs. Donahue said neighbors can have concern regarding noise and the only additional sounds would be of children laughing and playing. She also said neighbors can be concerned if a child gets hurt on a neighbor's property. She has contacted the State of Michigan and her insurance company, and the Donahues would be liable if a child got hurt on a neighbor's property, not the property owner. She said she has done child care for 8 years, and she has never had a child go onto a neighbor's property either.

Frizzell asked if the driveway was wide enough for 2 cars. Mrs. Donahue said no, the driveway isn't wide enough for 2 cars but there is a turnaround and they have told parents they can drive on the grass if two cars meet at the same time.

Lee said he visited the site, and there is a cement pad near the home that 6 to 8 cars could park on, so he feels parking would not be an issue.

Swafford asked if there was any fencing at all on the property. Mr. Donahue said there is just fencing around the pool. Swafford asked if the children could access the pool area and Mrs. Donahue said there is a lock on the fence so children could not access that area. Swafford asked if there were plans to put up any additional fencing and Mrs. Donahue said they do not plan on it and if they absolutely had to they would, however they prefer not to take on that additional expense.

Lee said the house sits on the middle of the property and in the back is a large area of woods that acts as a buffer and natural fence area.

Lee asked what the hours of operation are and Mr. Donahue said Monday through Thursday from 7:00 a.m. to 5:30 p.m. Lee asked if their plan was to keep the same hours of operation and Mr. Donahue said their long term plan is to have less hours of operation. They do not plan on evening or weekend hours.

Motion made to open the Public Hearing by O'Malley, supported by Swafford.

Ayes: 6 Nays: 0 Motion Carried

Mike Chrisman of 6481 N. Division shared his concerns with there being no fencing around the Donahue property. He worries about children wandering into his yard and if he would be liable if a child got hurt. He asked if the special land use for child care would stay with the Donahue's or the property and Becker said it would stay with the property.

Lee said the Planning Commission can't answer the liability issue, but the Commission does understand his concern.

Motion made to close the Public Hearing by O'Malley, supported by Thome.

Ayes: 6 Nays: 0 Motion Carried

Lee stated he is surprised there isn't a State fence regulation for child day care and asked the Planning Commission their thoughts on the fence issue.

Frizzell and Swafford said they would want a fence if their kids were in care, Cordes said he wouldn't be concerned with the children leaving the property, more concerned with people coming onto the property and trying to grab a child. O'Malley said kids are fast and can disappear quickly. Thome said he is against mandating the Donahue's be required to put up a fence.

Lee said the thick brush around the property by indicate to a child not to go beyond it, Cordes stated a fence should not be required and Frizzell added business will dictate to the Donahue's if a fence should be put up or not.

**MOTION: DISCOVERY CHILD DAY CARE HOME SPECIAL LAND USE AT 6455 N.
DIVISION AVENUE**

Based upon representations made by the applicants, Frizzell motioned to *approve* the Special Land Use permit requested for a *group child care home (7-12 children)* at 6455 N. Division Avenue, PP# 41-09-13-200-054 as it *does* meet the standards set forth in Chapter 21 of the Alpine Township Zoning Ordinance and the standards outlined in Section 206(4) of Public Act 110 of 2006.

Findings of Fact:

1. It will be harmonious with the character and use of the immediate vicinity and was designed in such a manner as to mitigate any negative effects.
2. The special use will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
3. The proposed use is consistent with Master Plan and the intent and purpose of the zoning district.
4. The proposed use will not set a precedent for development which could adversely affect the long term plans and policies of the Township since group child care homes (7-12 children) are special land uses in the R-1, Low Density Residential district
5. Is not closer than 1,500 to other regulated facilities as mentioned in Section 206(4) of Michigan Zoning Enabling Act.
6. Additional fencing is not required.
7. The appearance of the property will remain that of a single-family home.
8. The applicant will not exceed 16 hours of operation within a 24-hour period.
9. Off-street parking will not be an issue since there is a long driveway.

Ayes: 6 Nays: 0 Motion Carried

Ron Cordes recused himself and sat in the audience due to having a conflict of interest in the sand mining business.

17-35 PUBLIC HEARINGS: SPECIAL LAND USE AND SITE PLAN AMENDMENTS FROM KENT EQUIPEMENT TO ALLOW FOR PARKING LOT EXPANSION AND OTHER SITE MODIFICATIONS FOR THEIR FARM EQUIPEMENT SALES, RENTAL AND SERVICE BUSINESS AT 1550 10 MILE ROAD WITH A, AGRICULTURAL ZONING DISTRICT.

KENT EQUIPEMENT ALSO REQUESTS A SPECIAL LAND USE AND SITE PLAN TO ESTABLISH A SAND AND GRAVEL MINE AT 1550 10 MILE ROAD.

Becker reviewed Kent Equipment has two requests regarding the 18.27-acre property to amend the existing farm equipment sales, service and repair special land use to include additional land area, LP sales, building additions, parking lot expansion and other site plan amendments. The second request is for a 3-year special land use permit for extraction of natural resources, (sand and gravel mining.)

In 2014, the Planning Commission approved a Special Land Use and Site Plan amendment for additional land and building additions and that approval has now expired. The initial request also included a Special Land Use for mining that was subsequently withdrawn by Kent Equipment.

The applicant is seeking approval for the added liquid petroleum sales use located south of the main building. The intent is to sell LP for orchard fans and heaters, and have a 20 lb. and 40 lb. tank exchange shed.

The Kent County Road Commission previously requested the "field entrance" gate be removed, the opening fenced across and topsoil and seed be placed on the approach. The applicant has agreed to do this. In addition the former farm/residential driveway onto Sparta Avenue will be gated.

The storm water pond is proposed to be moved and expanded to accommodate the site's increase in impervious surface. The existing commercial building is served by well and septic and an additional well and septic system are proposed for the southern building.

In the existing commercial building, a 2,400-sq ft. covered equipment wash bay is proposed at the southern end. The area west of the building will be used for rental equipment storage. The 1,946-sq ft. southern ancillary building is proposed to have a 1,452-sq ft. addition added. The 2,560-sq ft. metal agricultural building near the northwest corner is proposed to be brought up to commercial construction standards. The metal agricultural building abutting it to the south is proposed to be demolished and its concrete pad used for a fence in boxed equipment storage area.

There are 43 parking spaces provided and meet the required amounts for the use. The 2014 site plan had 3 landscape islands in the parking lot and the current plan has none. Landscape islands are required and the site plan will need to be revised to include this.

The applicant desires to "refresh" the landscaping and will remove the existing front yard landscaping. No outdoor lighting is proposed, and the existing pole sign and frame from the former billboard sign shall be removed before a new pole sign permit is issued.

Becker reviewed the second request for the extraction of natural resources. The mining excavation began in February 2017 without a special land use and was subsequently halted. A soil and erosion control permit from the Kent County Road Commission is needed before any approved mining may resume.

The proposed mining area is located near the southwest corner of the property and is not a separate deeded parcel but a "zoning parcel" instead. Access to the mining operation will be across a gravel access easement area to the existing commercial driveway approach on 10 Mile Road. There is approximately 17,500 cubic yards of sand and gravel to be removed and excavators, loaders, and semi-tractor trailers will be used. The slopes are 1:3 and 1:4 and fencing is not proposed around the mining area.

The mining permit is a 3-year permit and any renewal must be requested to the Planning Commission prior to expiration. The applicant states once the mining is done, the area will be reclaimed and graveled for a working surface in conjunction with agricultural sales.

Frizzell asked when Kent Equipment is done with the mining, do they have to tell the Planning Commission what they intend to do with the area? Becker said the plans are showing for the area to be gravel when finished.

Frizzell said the description of the Special Land Use area shows an easement with the same property owner, and asked if that was a requirement for the Special Land Use? Becker said no, the applicant laid out a specific route for truck hauling for the sand mine. The sand mine operator is different than the property owner.

Lee asked about the old driveway located on the west side of the property by Sparta Avenue and if that will be used as the entrance and exit for the sand mining operation? Becker said no, all traffic for the mine operation will be from 10 Mile Road through the existing commercial driveway. Lee then asked why Sparta Avenue couldn't be used, and Becker stated 10 Mile Road is an all season road, and Sparta Avenue is not.

Applicant Richard Kent, 835 Peters Road, Casnovia said he does have a concern with the required parking islands in the front of the building. He said this will cause a hardship because there is a limited area and there is a big drop off by the road. There are many vehicles that are pick-up trucks and fifth wheel trailers and islands would complicate the area too much. This is not a typical parking lot with just cars.

Thome asked why the parking lot islands are required for this parking lot and Becker said it is to break up the parking lot, traffic circulation control, and provide shade for the parked vehicles.

Bruce Callen, Engineer for the applicant said the flat gravel area shown in the back on the plans (the mining area) will be turned into a table top to reduce the number of turn-arounds required on the site, many vehicles have to do 3 or 5 point turns, and this will help with that issue.

Mr. Callen said the southern ancillary building has now been verified as meeting current building code requirements. Lee asked what the building will be used for Mr. Kent said it will be used for storage.

Mr. Callen stated the proposed finish grade levels at the bottom on the mining area are 30 feet below road grades along Sparta Avenue, thereby preventing direct access to the road, and the screening along Sparta Avenue will be retained.

Lee asked if the Northwest corner of the property will be farmed, and Mr. Callen said it will not be used as commercial or for the business.

Becker asked when the mining is finished, what the area will be used for, and Mr. Kent said it will be a flat area for vehicles awaiting service, and vehicle turnaround. Mr. Callen added the area will help will the congestion of the parking lot.

Lee asked if there are any islands currently in the parking lot, and Mr. Kent said no. Frizzell asked if the applicant would consider a rolled curb on the northern stripped island, and Mr. Kent said most trailers would be going over it. Frizzell added it would help with protecting the landscaping also.

Mike Rusche, 4510 Peach Ridge Avenue, will be doing the sand mining on the property. He began previously mining and the Township gave him a cease order to stop because they did not have the permit it do so. The mining did cease, and they are now asking for a permit to start mining again. He said the sand mining will be done in the off season (winter) to keep the dust down, and there will be no crushing on site, so there will not be noise from it. The hours will be from 8 a.m. to 4 or 5 p.m. in the winter and he expects all the mining to be finished in 2 years.

Becker said the mining permit is issued to an individual and asked who it would be issued to, and Mr. Kent said it would be to him.

Motion made to open the Public Hearings by O'Malley, supported by Thome.

Ayes: 5 Nays: 0 Motion Carried

Elizabeth Christensen, 8355 Sparta Avenue, said she has lived in the Township for 55 years and that speaks to how much she cares for the neighborhood. The buffer zone from the business to her property is made up of trees, brush and vines which only work for 6 months of the year. Once the leaves come down, she would be able to see and hear the sand mining operation. She said this Special Land Use request has been changed from the original and asks the Planning Commission to consider the impact of this on the near-by residents. She has questions what is going to be happening on the northwest corner of the property, she wanted to know if fruit trees will be planted there, and have a more clear idea what will happen.

She also asked when the sand mining is finished, what will be brought on site to fill it back up again. Lee said he will ask the applicant the questions for her and thanked her for her comments.

Mark Ryerson, 8365 Sparta Avenue, has concerns with the buffer zone and how far the mining will go on the property. He has two children and worries about their safety being so close to a sand mining operation. When the mining is finished, he doesn't want the area to become a dumping ground either. Lee thanked Mr. Ryerson for his comments also.

An email from Ken and Cari Versluis, 8020 Sparta Avenue was read stating sand mining at this location does not fit or serve the area.

Motion made to close the Public Hearings by O'Malley, supported by Frizzell.

Ayes: 5 Nays: 0 Motion Carried

Mr. Callen said the mining area will not reach the buffer area along Sparta Avenue, and the western limits are screened extensively with existing trees and vegetation. He stated Mr. Kent intends to restore the site to the proposed grades following completion of the sand mining operations and to establish a working surface for truck turning and vehicles awaiting service.

Lee asked how close to the road will there be excavating, and Mr. Callen said 130 feet from the road from the tree line buffer. Becker asked the measurement from the road right-of-way, and Mr. Callen said 110-120 feet. Lee asked how far from the tree buffer line will the excavating happen, and Mr. Callen said a 1:4 slope. Becker asked if they will be grading into the existing vegetation edge, and Mr. Callen said no.

Mr. Rusche added there will be a top soil and clay buffer when the leaves and vegetation are down regarding the neighbor's concern about the sand mining.

Lee asked about the northwest corner of the property that Mrs. Christensen had concerns about and Mr. Kent said he doesn't have plans for anything, but will keep it clean and mowed. Mr. Kent added he does understand the concerns brought up, and he does plan on being a good neighbor.

Lee asked Mr. Rusche to explain about fill when the mining is finished, and Mr. Rusche said the first cut was a foot of top soil overburden and then 8 to 10 feet of clay, and what you take out, you put back in. There will be no holes left, and it will be graded.

O'Malley asked who has control over the property because the property is in the applicant's daughter's name, and Mr. Kent said his daughter asked him to speak to the Planning Commission. Mr. Kent said he is the business owner and his daughter is the property owner. O'Malley asked if there are legal issues then and Becker said the site development agreement will have to be signed by the property owner, and not the business owner.

Frizzell asked if the slope restoration will need a permit, and who will make sure that is done. Becker said that will be with Kent County.

Lee said the Planning Commission needed to have a discussion regarding the parking lot islands. Lee suggested having one island on the north side. O'Malley asked if there is a legal requirement for islands, and Becker said the ordinance does require the islands. Becker said it doesn't need to be poured curbs, it can be rolled curbs. Frizzell, O'Malley, Thome, and Swafford said they would be alright with one island.

**MOTION: FARM EQUIPMENT SPECIAL LAND USE AMENDMENT FOR KENT EQUIPMENT
AT 1550 10 MILE ROAD**

Based upon representations made by the applicant, Thome motioned supported by O'Malley to *approve* the requested amendment to increase the land area, LP sales, building additions, parking lot expansion and other site plan amendments to the Special Land Use for farm equipment sales, service and repair on property addressed 1550 10 Mile Road (PP#41-09-02-100-039) as it *does* meet the requirements set forth in Chapters 5 and 21 of the Alpine Township Zoning Ordinance.

Findings of Fact:

1. The proposed use is in harmony with the appropriate and orderly development of agricultural districts and shall not be detrimental to the orderly development of such districts.
2. It will be harmonious with the character and use of the immediate vicinity and was designed in such a manner as to mitigate any negative effects.
3. The special use will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
4. The proposed use is consistent with Master Plan and the intent and purpose of the agricultural zoning district.
5. The proposed use will not set a precedent for development which could adversely affect the long term plans and policies of the Township.

Ayes: 5 Nays: 0 Motion Carried

MOTION: SITE PLAN MODIFICATIONS FOR KENT EQUIPMENT AT 1550 10 MILE ROAD

Based upon representations made by the applicant, Thome motioned, supported by O'Malley to *approve* the requested site plan modifications for the addition of land to the farm equipment special land use as legally described Sheet C0.2 of the site plan which is part of the 18.27-acre property addressed 1550 10 Mile Road (PP# 41-09-02-100-039). The site plan dated June 19, 2017 and drawn by Callen Engineering and the request *does* meet the requirements set forth in Chapters 5, 18, 19 and 21 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Conditions of Approval:

1. The applicant shall supply to the Township three copies of a revised site plan illustrating one curbed landscaped parking lot island on the north side of the parking lot and a label explaining in detail what the mining area will be used for once reclaimed.
2. Regarding the 10 Mile Road "field entrance" closest to M-37: the gate shall be removed, the opening fenced across and topsoil and seed shall be placed on the approach. The Sparta Avenue driveway shall be gated.
3. Before a sign permit for a new pole sign is issued, the existing pole sign and the existing frame from the former "billboard" sign shall be removed.
4. All conditions outlined in the Township Engineer's letter dated July 13, 2017.
5. To effectuate the approvals, the applicant shall enter into an amended site development agreement which shall memorialize the approvals given.

Ayes: 5 Nays: 0 Motion Carried

MOTION: MINING SPECIAL LAND USE AT 1550 10 MILE ROAD

Based upon representations made by the applicant, Frizzell motioned, supported by Thome to *approve* the requested Special Land Use for mining on property addressed 1550 10 Mile Road (PP# 41-09-02-100-039) as it *does* meet the requirements set forth in Chapters 5 and 21 of the Alpine Township Zoning Ordinance.

Findings of Fact:

1. The proposed use is in harmony with the appropriate and orderly development of agricultural districts and shall not be detrimental to the orderly development of such districts.
2. It will be harmonious with the character and use of the immediate vicinity and was designed in such a manner as to mitigate any negative effects.
3. The special use will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
4. The proposed use is consistent with Master Plan and the intent and purpose of the agricultural zoning district.
5. The proposed use will not set a precedent for development which could adversely affect the long term plans and policies of the Township, nor adversely affect permitted uses in the district.
6. Will not create a condition which will adversely affect the public health, safety or general welfare.
7. Prepare or render the premises for an allowed use (a truck turn around and customer parking of vehicles awaiting repair) for its district in a reasonable period of time.

Condition:

1. A Soil and Erosion Control Permit from the Kent County Road Commission is needed before any approved mining may resume.

Ayes: 5 Nays: 0 Motion Carried

MOTION: SITE PLAN FOR MINING AT 1550 10 MILE ROAD

Based upon representations made by the applicant, Frizzell motioned, supported by Thome to *approve* the requested site plan for mining as legally described Sheet C0.2 of the site plan which is part of the 18.27-acre property addressed 1550 10 Mile Road (PP# 41-09-02-100-039). The site plan dated June 19, 2017 and drawn by Callen Engineering and the request *does* meet the requirements set forth in Chapters 5, 18, 19 and 21 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Conditions of Approval:

1. The applicant shall supply to the Township three copies of a revised site plan with a label explaining in detail what the mining area will be used for once reclaimed (a truck turn around and customer parking of vehicles awaiting repair.)
2. The applicant shall submit a bond surety in a form acceptable to the Township for the amount of \$4,000 prior to commencing mining operations.
3. Regarding the 10 Mile Road "field entrance" closest to M-37: the gate shall be removed, the opening fenced across and topsoil and seed shall be placed on the approach. The Sparta Avenue driveway shall be gated.
4. The applicant shall submit a Soil and Erosion Control Permit from the Kent County Road Commission to the Township before any approved mining may resume
5. All conditions outlined in the Township Engineer's letter date July 13, 2017.

Ayes: 5 Nays: 0 Motion Carried

Cordes returned to the Planning Commission.

17-36 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT

Becker said next month the final PUD for Alpine Ridge and a site plan for the old UAW site will be on the agenda.

ADJOURNMENT

O'Malley motioned, supported by Thome to adjourn the meeting at 9:24 PM.

Ayes: 6 Nays: 0 Motion carried

Lisa Frizzell, Planning Commission Secretary

Barb Griswold, Recording Secretary