

HOPE TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 21, 2023

The meeting was called to order by Chair Norton at 6:30 pm at the Hope Township Hall, 5463 S. M-43 Hwy, Hastings, MI 49058. Pledge of Allegiance to the flag.

Members Present: Craig Jenkins, Jim McKelvey, Roger Pashby, Bob Norton, Junior Homister

Members Absent: None

Other Present: Zoning Administrator Nathan Mehmed, Township Attorney Catherine Kaufman, Kenneth Vermeulen, David Warwick, Bill Krueger, Gregg & Ellen Berens, Marilyn Breu, John Schumacher, Christy Tigchelaar, Lisa J. Warner, Scott Denny, Joe & Mary Beth Zalokar, Mark Hancock, Tony Riley, David Warwick, Tim Hunnicutt, Christine Hunnicutt, Daryl Calhoun, Terry & Sue Bowyer, Andrew Bohr, Doug & Lynn Campbell, Dale & Daphne Myers, Roger M..., Jeff VanZytvele, Ron Daniels, Catherine Young, Jon Fish, Kathy Slagter, and Lisa Shockley-Curtis.

Agenda: Motion by Homister, support by Pashby to approve the agenda as presented. All ayes. Motion carried.

Meeting Minutes: Motion by Jenkins, support by Pashby to approve the August 17, 2023, meeting minutes. All ayes. Motion carried.

General Public Comment: No comments.

Public Hearing: Zalokar Special Exception Use Application

- a. **Introductory comments.** Mehmed gave a brief overview of the Special Exception Use (SEU) permit. Joe Zalokar submitted the application to establish a small equipment repair business in two existing buildings located at 7010 S. M-43 Hwy. The site is zoned Agricultural Residential (AR) therefore a special exception use is required. Mehmed further said Zalokar is aware of the site plan review standards and requirements of the Zoning Ordinance. Homister asked if there would be any sales of equipment. Zalokar reported that sales will support the repair business but that the business is insured for \$50,000.00 inventory. He explained this is a very minor amount. Norton asked about outdoor equipment storage and sales. Zalokar indicated that there wouldn't be any permanent display or outdoor sales, but that a tractor may sit outside the overhead door occasionally.
- b. **Acknowledge written comments received.** Norton reported one written comment was received from Jim Dull, Barry County Drain Commissioner. Dull noted the property would not need added drainage improvements.

- c. Open public hearing to receive comments. Norton opened the public hearing at 6:32 pm.
Ken Chandler spoke in favor of the small equipment repair business. It offers opportunities for employment, services, and taxes. He also said it is not another dollar store.
- d. Close public hearing. Norton closed the public hearing at 6:38 pm.
- e. Deliberation and motion. The Planning Commission reviewed the standards and found that the site plan review and special exception use review standards have been met, subject to conditions. Norton stated the applicant will have to follow all stipulations from the Delton Fire Department. Norton went on to state the applicant will have to follow all the ADA regulations regarding parking.
Motion by Jenkins, support by Homister to approve the special exception use permit with the following conditions:
 - 1. The applicant shall obtain all necessary local, county, state, or federal permits and approvals.
 - 2. The applicant shall comply with all stipulations of the Barry-Eaton Health Department, Delton Fire Department, Barry County Drain Commission, and the Barry County Road Commission.
 - 3. The applicant shall delineate where ADA accessible vehicle parking spaces will be located.

All ayes. Motion carried.

Public Hearing: Zoning Ordinance Amendment Sections 15.3, 16.5, 19.2, 20.2, 20.3

- a. Introductory comments. Mehmed briefly explained the changes in each section of the ordinance. Norton noted under Section 15.3 General Restrictions and Standards for Planned Unit Developments for manufactured housing communities are now permitted to four acres as compared to the previous ten acres. Pashby asked how many can go on four acres. Norton answered that the definition of multiple dwelling in the PUD ordinance is flexible due to modification requirements and location.
- b. Acknowledge written comments received. No written comment.
- c. Open public hearing to receive comments. Norton opened the public hearing at 6:50 pm. No public comments.
- d. Close public hearing. Norton closed the public hearing at 6:52 pm.
- e. Deliberation and motion. The Planning Commission agreed with the amendments as presented and previously discussed. Norton indicated that this would address the issues that they were having with the Guernsey Lake Park along with other housekeeping items.
Motion by Homister, support by McKelvey to recommend the amendments to the Hope Township Board for approval. All ayes. Motion carried.

Review Stoneco Special Exception Application.

Norton opened by saying this evening's meeting in respect to Stoneco is only about receiving their special exception use application to establish a mining operation on a site previously owned by R. Smith & Sons, specifically 8409 Miller Road. The public hearing for the request is planned for next month. Mehmed gave a brief overview and indicated that the applicant intends to give a presentation. The Planning Commission will have the opportunity to ask questions.

Kenneth Vermeulen, Stoneco representative, opened by reviewing the history of the property. R. Smith & Sons sold the property to Stoneco, who also own the property across the street in Orangeville Township. Vermeulen states the site on the Wilkinson Lake side would be used for mining only. The property across the street will be the production site. Vermeulen mentioned that updated drawings have been submitted to clarify that no crushing will occur on the Hope Township side. Rocks of six inches or less will be put on the conveyor and anything larger will be scooped and trucked over to the other site. If crushing is needed due to excessive large stone, Stoneco will submit for an amendment. The company has met and exceeded the setback requirements. Vermeulen disagreed with an earlier hydrogeological review presented by Dan Whalen from Williams & Works. Vermeulen said it was misleading but may just be terminology differences. Stoneco has submitted an application with an amended hydrogeological report.

Norton asked if the permit to operate a mine site in Orangeville Township has been approved by the Barry County Planning Commission. Vermeulen said the Barry County Planning Commission will meet next week to decide that issue. Norton stated that the public interested in that request may want to attend that meeting.

Norton compared the Stoneco application to Zalokar's application in allowing the Planning Commission to make special conditions to approve the special exception use permit. The Planning Commission reviewed the topographic map. McKelvey asked about elevations between Wilkinson Lake and mining. Vermeulen said the lake residents will not hear or see a thing.

Jenkins noted a mistake in the hydro study. Clarification was needed on the number of acres. Vermeulen stated the land is 153 acres but only 139 acres will be mined at the bottom of the pit.

Vermeulen asked the Planning Commission to consider everything from the prior application, excluding public comments. He believes there is no need for the public to repeat their comment as their opinion has probably not changed. Kaufman responded by saying no to the request. Kaufman stated: application will be a clean record. Norton commented that the R. Smith & Sons application is closed and has no official relevance at this point.

David Warwick, Hydrogeologist from Fishback Co., presented a PowerPoint on Stoneco's behalf.

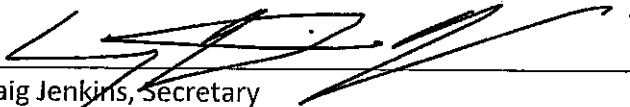
The PowerPoint presentation explained the hydrogeological evaluation report included in the application.

He explained the process of measuring the depth, elevation, and direction of water flow. Warwick also explained the perched zone and avoiding contamination. He reported the site has an area with perched groundwater, but it will not affect the wells and it will naturally filtrate. He reported chemical additives will not be used in the gravel extraction process. Refueling and fuel storage will take place off site. Warwick answered questions from the public throughout the presentation.

Norton reported the application is complete and the Planning Commission will meet on October 19, 2023, for further review which will include the public hearing.

Zoning Administrator Nathan Mehmed: Mehmed reported there have been a lot of inquiries regarding accessory dwellings. Accessory dwellings are a special exception use. At this time, no applications have been filed.

Adjournment: Jenkins moved to adjourn meeting, support by Homister. All ayes. Meeting adjourned at 8:03 pm.



Craig Jenkins, Secretary

10.14.23

Date