

JONESFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
October 6, 2020

- I. Meeting called to order 7:06 pm
Present: R. Bluemer, M. Kenny, M. Gath, K. Nock
Absent: M. Keenan
- II. Pledge of Allegiance
- III. Review & Approval of minutes from June 23, 2020 meeting
Motion to approve: M. Kenny
Support: M. Gath
Motion passed
- IV. Additions to the agenda - None
- V. Public Comment - Rochelle Siler questioned the correspondence about needing a physical quorum for township meetings from MTA. The correspondence also says that the public body should contact their attorney to receive guidance. Chris Patterson, the township attorney from Fahey Schultz, answered further comments and/or questions on the subject.
- VI. Code Enforcement - (Jim Gray)
 - a. Gratiot and Meridian properties are working and making improvements
 - b. No new complaints
- VII. Approval of 5 Year Review of Master Plan update Public Hearing
 - a. Rochelle Siler questioned Chapter 5, section 5a Industrial Development Goals. She wondered why only the industrial zone specified zoning/rezoning and the agricultural and residential areas did not.
 - b. There were no further comments.
 - c. After discussion, the Planning Commission determined to strike the phrase "through zoning and/or rezoning practices if needed"
 - d. Motion made by K. Nock to adopt the Master Plan as amended. Supported by M. Gath
 - e. Motion passed
- VIII. Public Hearing for Lee Glazier Special Use Permit
 - a. Lee Glazier gave a presentation. Graebner Excavating will be doing the excavating and was present to answer questions.
 - b. T. Darling (neighbor to south) - concerned with closeness to his property line. He had not seen maps or site plans prior to meeting. Mr. Darling questioned the depth of the pond: approx. 18ft. He also wondered about effects to his well: Steve Graebner said there should be no issues with the well. Typically wells in the area are 80+ft and the pond would not be any deeper than 25ft. Also, the pond would be well over 100ft from Mr. Darling's property line. What if the pond dried up in the summer: Mr. Graebner has had no issues with ponds drying up due to summer heat at that depth along with having proper lining and sloping.

Mr. Glazier said he would stop by and share maps and answer any further questions.

- c. L. Tibbits asked if any materials would be imported: an aggregate mud mat would be made for the trucks to drive out on. He also asked about finishing. Mr. Glazier will keep area mowed and well kept.
- d. R. Siler asked what would be the main road that semis would be traveling for the removal of sand: Meridian Rd.
- e. Planning Commission comments
 - i. M. Kenny wondered if any soil borings had been taken to find the depth of the sand. Mr. Graebner said they had done 3 borings and found the depth of sand to be 6-7ft. The clay below that level that would be dug and used for the pond lining, berm, etc.
- f. Public hearing closed at 8:15pm
 - i. Motion made by K. Nock to accept Lee Glazier's Special Use Permit application as submitted with additional comments from attorney Chris Patterson.
 - ii. Roll Call Vote: D. Bluemer - yes, M. Kenny - abstain, M. Gath - yes, K. Nock - yes, M. Keenan - absent
 - iii. M. Kenny disclosed prior to vote that Mr. Glazier is a landlord of Kenny Bros. Farms, which his brothers own and also that Steve Graebner is married to his niece.

IX. New Business - None

X. Old Business - None

XI. Extended Public Comment - R. Siler wanted it reflected in the minutes that the neighbor was not able to participate in the prior ZBA meeting held regarding Mr. Glazier's permit as his call in was dropped. Also, that the neighbor and Rochelle Siler did not have access to Mr. Glazier's site plans, maps, or other items to be prepared to participate in the public hearing. Along with her dissatisfaction of the format of a virtual meeting due to her feeling that it is not conducive to a public hearing.

XII. Next meeting - October 13, 2020 at 7:00 pm - Meeting will be in person at the Jonesfield Township Hall. After October 9th, the governor's order allows for up to 150 people inside the hall. Social distancing and masks are required.

XIII. Additional remarks: Attorney Chris Patterson had just received an email from the MTA stating that the Supreme Court order would not be effective for 21 days which was discussed at the beginning of the meeting in regards to in person quorums.

R. Bluemer will not be available for the October 13th meeting due to upcoming health procedures. The Planning Commission will need to elect a Vice Chair at the beginning of the Oct. 13, 2020 meeting. Kathy Nock cannot be a choice due to being the Jonesfield Township Board representative.

XIV. Adjourn at 8:34

Motion: M. Kenny

Support: M. Gath

Motion passed