

McNamara called the Raisin Township Planning Commission meeting to order at 6:30pm.

Members Present: Marcus McNamara, Laura VanSickle, Dale Witt, Mike Bartolo, Mark Spohr

Members Absent: None

Others Present:

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

Approval of Agenda

Motion to approve the agenda as presented by Witt, Bartolo support.

Motion unanimously carried.

Minutes – Special Meeting - September 26, 2023 minutes

Motion to approve the Special Meeting September 26, 2023 minutes with corrections by McNamara, Spohr support.

Motion unanimously carried.

Public Comment – Doug Wood, Cobblestone Development has changed their plan. Witt has heard but not received any documentations.

Sue Kercur, 4247 Sauk Trail. Further clarification on the lawn clean-up mess on Mohawk and Sauk Trail. Homeowner has torn up the area. She has contacted the township and nothing is resolved. What court has this been taken to? Who in the court system can she talk to?

Public Hearing – Lucky Strike Sand & Gravel LLC, Parcel # RAO 108-4305-00

McNamara gave an explanation of what will happen during the public hearing. This part is not for questions/answers.

Motion to open Public Hearing at 6:40pm by McNamara, Bartolo support.

Roll Call:

Witt – yes

Spohr – yes

Bartolo – yes

McNamara – yes

VanSickle – yes

Phillip Daluca, Lucky Strike Sand and Gravel, Macomb Township, Michigan gave an overview of the project. We used Gerken as a guideline for a Conditional Use Permit. Thanked the Planning Commission and Mike Bartolo, surveyor. Gave an explanation of the hours of operation, employees, laws, ordinances and codes that are related to mining industry. Gave special consideration to the neighbors. Keep all the trees along Occidental and Gady, only concentration the operation in the center of the property. Will have 6' berm with trees and a retention pond. Recycling the ground water. Not going to get close to the ground water table. Not going to use haul trucks. Using conveyor system. Using electric to operate everything. No beepers. Instituting a county-wide yard waste program for trees. Restoration Plan when our plan ends, we will be putting in senior living homes. Up front will be modern living homes. Traffic would be 3-6 trucks per hour, with the entrance/exit off of Occidental. Car wash and sweeper to keep the trucks clean before they enter the roadway.

Witt, mentioned and distributed to commissioners two letters from area residents regarding this project that the township received. The Public Hearing Notice was published in the Daily Telegram on September 24, 2023 and area residents with 300' were notified.

Brad Gauss, 3240 Gady Road. Water levels for 80' wells, some of us have 40' wells. Road use for repair to then be added on us. Property taxes will go down. There will be more traffic, safety for corner, how many years expected to be here? Land stripping farther back

Edward Tritt, Tecumseh Veterinary, 5910 S. Occidental Hwy. The Gerken Pit, you are going to do so what you want. It has expanded. We are listening to the noise 6 days week. Water quality is horrible. Noise and water situations are a problem. Keep that in mind

Robyn Elkins, 2965 Gady Rd. Directly across from mining site. See attached letter of her concerns that she read to the audience and commissioners.

Craig Miller, 3686 Westgate Place. Was on a special committee for Raisin Township regarding water issues. Reviewed the area and the water table fragile and how it was affected. Looked at having a sewer system. This would affect the water more fragile. Think of all the roads.

Kellie Wilson, 3272 Gady Road. Gravel pit it takes at least 20 years to rebuild the area. Air quality will go down.

Kelly Williams, 4660 Occidental Hwy. Opposed to this project

Kelly Rohloff, 2628 Gady Road. Opposes this project.

Jean Sheldon, 18 Ridgemont Drive. How many other boutique gravel pits do you have? None. Phillip, boutique for the size.

Robert Martin, 70 Swan Lake Drive. Please consider the water table. You can't put it back once you take it out.

Katy Parker, 4127 Green Hwy. Bus Drivers are coming down the roads. Getting kids home on time. Opposed.

Cheryl Benham, 3427 Leeumi, Britton. Opposed. Stricter requirements. Light to go in at Occidental and Gady. Money in escrow when water goes dry for the wells. Require tall trees. Shorter operation hours.

John Murphy, 2553 Gady Road. Board was voted in by residents. Is this gravel pit worth the money? You guys are here for us and please consider that.

Lee Andrea. Four (4) cents a ton is proposed. County-wide recycling and composting. Does this activity include the rail road property? Deluca, does not include it.

Marilyn Miller, 3686 Westgate Place. When was the Township approached by this company? McNamara, we have a submittal in front of us. This is the first step in the process. August 17 was when the application was submitted. Is it the normal procedure to not notify residents for this huge project with this meeting? Is this typical type of communicating to residents? Opposed to the gravel pit in Raisin Township.

Wayne Buie, 27 Ridgemont Drive. Opposed

Terrie Hall, 4765 Basin Street. Opposed for all the reasons stated.

Ryan and Kristy Reppert, 4785 Basin Street. Opposed

Tom and Cindy Curry, 153 Bailey Drive. Opposed

Deb Garza, 26 Ridgemont Drive. Opposed

Greg Winkler, 2715 Gady Road. We hear the noise from the previous gravel pit. Opposed

Mike and Sharon Easter, 4724 Basin Street. Opposed. Presenter said a lot of good things, who is going to enforce this?

Crystal Simms, 4127 Kope Road. Opposed. This will affect our wells and water.

Vickie and Joe Oliver, 4790 Basin Street. Opposed for all the above reasons.

Keith and Paula Stubleski, 4511 Occidental Hwy. Opposed.

Larry Hall, 4765 Basin Street. Do any of the board members live close to this gravel pit? Noise? Wells contaminated. Hours of operations? Opposed for the whole operation.

Karen Collins, 1222 Windsor Court, Adrian. Concern is this company is going to be running 4-5 trucks an hour and affects with school busses. 40' well, 94 acres and the Township is going to benefit with 4 cents a ton. School busses, quality of life, noises, wells, traffic and water. Opposed this project.

David Lahnala, 4451 Dorset Drive. Concerned with the quality of air with a sick child. Opposed.

Cathy Miller, 4820 Basin Street. Property values go down. Wells go dry. Water table. Opposed.

Matt and Vivian Witte, 6766 N. Raisin Center. If anything goes wrong with the water table, it will kill the wildlife. Vivian and Matt opposed.

Al Jenings, Upper. Opposed.

Debbie and Jack McGown, 4281 Mohawk Trail. Opposed.

John and Mary Jo Roberts, 2779 Gady Road. Cost Analyst for the benefits from the gravel pit. Is there an estimate on how much money is going to be brought into the Township and what is going to be done with the money?

Ed Calkins, 4461 Occidental Hwy. Are you the guys that approve this or is it the State? Where does the fire department go to get their water? Sulfur in the water will ruin the equipment. Opposed.

Diane and William Chapman, 2887 Gady Road. If this comes in, we will move out. Opposed.

Occidental Hwy. Aren't we the stewards for our property. What about all the holes in the Township, and there is no development? We are not taking care of our land.

Marissa Valdez, 4257 Mohawk Trail. You would have to widen the road. Opposed and her whole family opposes.

Sue Kerkac, 4147 Sauk Trail. Oppose the gravel pit completely. When did you know all of this was coming about?

Shelley and Kevin Hunt, 4745 Basin Street. Opposed. Planting trees to deter the noise. There is not enough trees planted to deter the noise.

Doug Wood, opposed. We don't need another hole in the ground with water and kids looking down in it.

Ed Tritt, 20 years ago, Ives Road gravel pit, set aside money to turn it into a park. Then it is sold to another company. They aren't going to follow the previous promises. Is there anything there to make it look like a lake? I don't think they are following the promises.

Dan Clymer, 4250 Gady Road. This is going to lower my property values. There is a wetlands back there. How are the emergency vehicles and fire trucks going to get onto Occidental with all the added traffic? Property values, noise, water table and traffic are his main concerns.

Marilyn Miller, 3686 Westgate Place. I don't know how this goes, would like to request an Independent Expert Environmental Review of the property. If the owners, have changed hands several times, if the gravel owners go bankrupt, we can't sue them or is there no legal recourse if this happens for us?

Kenny Kendall, 3295 North Adrian Hwy. What kind of protection are you going to put around gravel pit and kids?

Craig Miller, 3686 Westgate Place. Former first responder. You are asking for trouble with trucks and trying to get to the hospital from an emergency. Next phase they are going to add doctor office to the hospital.

Ann Hurst, 2566 Gady Road. Noise, dust, dirt and trees aren't going to block the noise. Opposed.

Is that property zoned agricultural or industrial? Industrial zoned.

Steve Elkins, 2965 Gady Road. I am a veteran. I have a lot of respiratory issues. Can't breathe now,

what's going to happen when they build it and all of the dust, noise, water table, sulfur smell?

~~We have all kinds of special elections. Why can't we have a special election for what happens in the Township and not the Board?~~

Motion to close the Public Hearing at 7:46pm by McNamara, Witt support.

Communications –

1. Township Board – met on last night, approved land split and PA116.
2. Board of Appeals – met last week to get minutes approved and denied applicant for dimensions.
3. Other – none

New Business

1. Site Plan Review – Lucky Strike Sand and Gravel LLC, Parcel # RAO-108-4308-00.

Mike Bartolo, I am excusing myself from this discussion and any voting on the Planning Commission.

McNamara, we are not hiding anything. We are reactionary. Witt, thanked everyone for coming out. We follow the statues from the State of Michigan. State of Michigan says that we are required to send out notices to residents within 300' of living to the project. If this project meets ordinance requirements, we are required by the State to approve. If the approvals go to the State and not the Townships, all the applicants have to do is go to the State and they get approved and local approval has no say. We are going to look at the Site Plan and see if they follow the ordinance requirements.

- Environmental impact – ordinance litigate the impact it will have. Projects like this are put into the conditional use permit. Planning commission does have in their rights to ask the applicant for an Independent Ground Quality Analysis. There are additional things we can ask for from the applicant.
- Bonds - we do require that any mining bonds held with the Township, this covers the provision for this in our ordinance.
- Traffic – have they had discussion with the Road Commission? There are provisions for safety concerns. We are a Township, we don't have approval, it is the regulatory agency that makes those approvals.
- Hours of Operation – those can be negotiated.
Four (4) cents a ton isn't set in stone. Value of tons there and how much they plan to sell. Is not provided.
- Who approves the Township or State – right now there is legislation for the State to take control but we still have control as of now.
- Fire Department – accessing property
- Trespassing – property be fenced and gated is required in the ordinance. Screening helps and could deter trespassing. 6' fence is required.

Application is missing information:

- Site plan submitted, there is no mining plan submitted. Needs to have a detailed mining plan perceived.
- No information about the reserves, intended mining plan, ground water table is shallow, no indications that they are not going to mine in the wetlands, State of Michigan for permits and with DNR with proposing a lake. There are State permits required. We need the State agencies, Road Commission approvals.

- Mining area and building not dimensioned to property lines.
- No information about topsoil stock pile areas.
- No information about end use plan (E.1.f)
- Stock pile areas are too close to set-back.
- Yard waste bins inside set-back on site?
- No tarp area after scale.
- Variable width easement coming in off Occidental. Is that easement to this property or is it a shared easement between the other property?
- Note on the plan that references the DNR about wetlands. It is the property of the land owner to contact DNR to get this done. Wetlands right in the middle of where you are going to mine. Applicant is responsible to locate and flag wetlands and show on the plan.
- Provide a narrative response with item-by-item addressed with concerns of the Commission and neighbors.
- Water/septic?

Spoehr – based on all the open issues, would be in favor of tabling this.

Witt – we do have Ordinance 10.70.22 that covers gravel pits, quarries. Conditional use permit and we outline a lot of issues in it with the applicant. Monitoring wells is part of it. Probably need to get more information. Zoning is industrial is allowed under special uses. Zoning capability. Additional work is required by applicant in order to make a decision.

Some of the details need to be addressed, figures and all the attachments need to be included, the mining plan, landscape plan, burmming, etc. Look at the figures for the conditional use plan for the next submittal.

McNamara – have you had any discussion with Road Commission? Deluca, No. Haul route assigned by Road Commission. Witt, now on Ives Road, they abandoned it. If road is built to a Class A standard, they will handle it. Occidental Highway is built Class A. Applicant to have a discussion with the Road Commission, traffic study for the traffic and trucks. Witt, 12-14,000 vehicles daily use Occidental. Input from Lenawee County Road Commission would be needed.

Special election for these types of projects? Land owners do have rights, and have to balance things out. Planning commissioners are appointed by the Township Board which is elected. We are all appointed with the exception of Dale.

VanSickle, Occidental Highway, road breaking up. This is totally on the County Road Commission.

Motion to table Lucky Strike Site Plan, Parcel # ROA 108-4305-00 for further information to be submitted by McNamara, Witt support.

Motion unanimously carried

All communication received has been attached to these minutes, plus the sign-in sheets.

Unfinished Business

None

PC Commissioners Comments

- Witt – thanks everyone out for coming but wants to make sure everyone knows that we are directed by the state regulation. If you have any questions, contact the office.

- McNamara, this will remain on the agenda as unfinished business until we receive additional information. Our next meeting is November 14. This item will be on the posted agenda, but it doesn't necessarily mean there is any action. This was the public hearing, and there won't be another public hearing. You will have the option to speak at the next meeting under the public comments.
- Bartolo – thanks everyone to coming out. Good input by everyone. Thanks for your time and due diligence. We have guidelines to follow.

Planning Commissioners answered additional questions from the audience.

Adjournment

Motion to adjourn at 8:30pm by McNamara, Witt support.

Motion unanimously carried.

Approved - C