

ADRIAN CHARTER TOWNSHIP PLANNING COMMISSION MEETING

HELD AT TOWNSHIP HALL

April 15, 2025

ORDER OF BUSINESS:

Meeting called to Order: Dawn McGee @ 7pm

Pledge to the flag

Roll Call: Present: Mike Buku, Dawn McGee, Adam Keller, Julia Westgate

Absent: Frank Hribar and Doug McGee

Mtg Minutes Approved: Motion: Buku **Second:** Keller **Unanimous:** Yes

Approval of Agenda: Not formally approved, we conducted the meeting accordingly

NEW BUSINESS:

Special Use Permit:

Gerald Rickter is requesting to move his topsoil business to their farm on Tipton Hwy. Gerald is wanting to remove a sand hill area to make his land more farmable, for future sale or family use. With the removal of this area, that part of the farm will become tillable farm land. They have already moved 18 wetlands, with the approval from NRCS, 3 wetlands remaining that will be needing to find a place to be relocated, that has not been determined yet.

The sandhill that will be remove is 30' higher than the rest of the land, leveling this area will make it more farmable.

When Keller asked for clarification, Gerald stated there is 2 parts to his request, one to have the privilege to bring his business (Prescription Soils LLC) to this Tipton Hwy location. He buys sand, 10-15 semi loads a year, then hauls it out for his landscaping business (Marty's Landscape).

They are their own biggest customer. They would like to bring the soil operation to the new site.

Second is sell sand to other contractors. (a potential customer mentioned wanting 50-100 semi loads).

Geralds family goal is to make is 100% farmable, and what they are removing from the sand hill to be able to mix into soils to sell. This location would be used to hold all the stock piles of organic material, also Possibly storing equipment for the landscaping business, equipment would be removed once the hill is leveled. The office will remain at his residence.

Dawn inquired about him contacting EAGLE and he has not had contact with them.

Concerns from the board are the roads (frost laws), handling the amount (weight) of semi's on the roads at that location, the drain, the 3 wetlands, EAGLE not being contacted and this is more than just asking to move business to this new location. Gerald is seeking clarity on what he can and can not do with this. He is unclear if its legal to transport soil from one location to another.

PUBLIC COMMENTS:

- A concern about the river going through the property will be affected, and it was confirmed it will not.

-(Mr. & Mrs. Keisler) Neighbors that have adjoining property are in support of this special permit. Another neighbor is not in favor.

-There was an inquiry about the driveway and route the semi's will take to set to the soil location. Will they damage the tile/drain in the field? Gerald stated it will go from the top of the hill, around to the current driveway, about 500 ft. He is unsure if gravel will be brought in for a road.

-Suggestion to contact drain commission

More information, clarification on his business special permit and contacts (EAGLE) are needed before this can be voted on. It was recommended that Gerald contact EAGLE and drain commission. This special permit will be tabled until next month.

MOTION TO TABLE:

Motion: Keller

Second: Westgate

Unanimous: Yes

RESOLUTION TO AMEND BUILDING HEIGHT ORIDANCE:

Multi-family units are being erected and the current Ordinance Section 4.17 may not exceed 2.5 stories or a max of 25 feet. Wanting to admen ordinance to 3 stories or a max of 40 ft and 9" to comply with the State of Michigan Residential Code R301.3.

The building inspector (Rincon) he stated the numbers looked good and fire department chief (Bartenslager) were contacted and stated that we have mutual aid to call if in need of an emergency, due to the height of the building.

MOTION TO ACCEPT THE AMMENDMENT:

Motion: Keller

Second: Buku

Unanimous: Yes

MOTION TO ADJOURN:

Motion: Buku

Second: Keller

Unanimous: Yes

Respectfully Submitted,

Julia Westgate

ATPC Secretary