

**Unapproved Minutes**  
**Grass Lake Charter Township Planning Commission Meeting**  
**December 13, 2018 @ 7:00 PM**

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:04 pm.

ROLL CALL: Members present: Jere Hinkle, Lacey O'Quinn, Rob Doerr, Tom Brennan and Roger Memmer. Members absent: Ken Elliott and Jim Warbritton.

ALSO PRESENT: Zoning Administrator, Doug Lammers; Andover North representatives, Donald Westphal, Jack Ripstra and LaFonda Bontrager; and seven citizens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Moved by Brennan and supported by O'Quinn to approve the agenda. All ayes. Two absent. Motion carried.

APPROVAL OF NOVEMBER 8, 2018 MEETING MINUTES:

One correction was noted. The fourth paragraph under NEW BUSINESS should read: "Motion by Elliott to approve the one year ~~extension~~ **renewal** to L&L Development for..."

Moved by Doerr and supported by Brennan to approve the November 8, 2018 meeting minutes with the above amendment. All ayes. Two absent. Motion carried.

NEW BUSINESS

a. Preliminary Site Plan Review, Andover North case #18-10-0011.

Westunn Communities is proposing a planned 152 lot Manufactured Home Community, Andover North, for multi-section homes built to HUD code. The development will be located immediately north of the existing Andover Manufactured Home Community.

The developer's representative, Donald Westphal, presented the preliminary site plan and project information for the proposed development. Copies of the

preliminary site plan and project information were provided with the developer's application for preliminary site plan approval.

The site is comprised of approximately 55 acres and is zoned R-4, Manufactured Housing Community District. The proposed lot and road layout (except for road crossings) avoids mapped wetlands and an existing drainage easement. Water and sewer service are available to the site.

It was noted that the proposed development is to be professionally managed and homesites will be developed and maintained in accordance with a comprehensive set of "Guidelines for Living" to assure an overall appearance similar to the existing Andover development. Existing Andover Community Manager, LaFonda Bontrager, will provide a copy of the "Guidelines for Living" to the Planning Commission.

Mr. Westphal noted that upon receiving Township approval of the preliminary site plan, submittals will be made to Jackson County Road Commission, Jackson County Drain Commission and Jackson County Health Department for their approval and then final plans will be prepared and submitted to the State of Michigan for final permits.

In general, there was a positive reaction to the preliminary site plan, however it was decided to request planner, John Enos of Carlisle/Wortman Associates, to review the site plan. Zoning Administrator, Doug Lammers will forward the site plan and supporting information to Mr. Enos for his review as soon as possible.

#### CITIZENS WISHING TO ADDRESS THE COMMISSION:

Joanne Ackerman read a letter from her addressed to the Planning Commission regarding the renewal of L& L Development special use permit. A copy of the letter is appended to these minutes.

#### TOWNSHIP BOARD REPORT:

Tom Brennan reported that the Township Board approved the annual budget at their November 11, 2018, Board meeting.

#### OLD BUSINESS:

##### a. Zoning Ordinance, Section for LI/HC:

As noted at previous Planning Commission meetings, the current Township Zoning Ordinance has established a Light Industrial/Highway Commercial (LI/HC) district however, there are no regulations governing the district in the ordinance. As a remedy for this situation,

Carlisle/Wortman Associates, suggested establishing an overlay district along the I-94 corridor that would be a mapped zone that imposes a set of special requirements in addition to those of the underlying zoning districts. However, prior to establishing an LI/HC overlay district it would be necessary to rezone the currently zoned LI/HC parcels to either LI or HC.

Zoning Administrator, Doug Lammers, requested that Planning Commission decide at the upcoming January 17, 2019, meeting whether the currently zoned LI/HC parcels be rezoned to either LI or HC.

b. Rezoning Project:

Zoning Administrator, Lammers, previously presented a zoning map of the Township with all parcels greater than 5 acres and classified as Agriculture (for property assessing purposes) identified as an overlay. Many of the identified parcels are not currently zoned Agricultural (AG), and therefore, it would be appropriate to rezone these parcels to AG. It would be desirable to select a number of these parcels for rezoning as soon as possible in order to initiate a first phase for the rezoning project.

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for Thursday, January 17, 2019. Proposed business to include, action on the Andover North Preliminary site plan, election of officers and continued work on the rezoning project.

ADJOURNMENT:

Moved by Brennan and supported by Doerr to adjourn meeting at 8:37pm. All eyes. Two absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary  
Grass Lake Charter Township Planning Commission

Attachments:

1. Copy of undated letter from Joanne Ackerman to the Grass Lake Township Planning Commission.

# Joanne Ackerman

1916 Norvell Road  
Grass Lake, MI 49240  
734-755-9103 ~ DesignFXbyJoanne@gmail.com

Grass Lake Township Planning Commission,

As you know, at the Public Hearing held at Grass Lake High School on November 8, 2018, you "Renewed" L & L Developments Special Use Permit, which was originally approved on October 12, 2017.

As a concerned citizen of Grass Lake Township, I'm interested to learn the answers to these questions:

- 1) What reasons did you base your decision to approve the renewal of the Mining Operation /gravel pit?
- 2) Who are you representing?
- 3) How many letters did you receive supporting the pit?
- 4) How many letters did you receive from those who opposed the mining operation in a residential area?
- 5) Did you take into consideration the FACTS, testimony and letters submitted?

A large number of local, well-educated, credentialed residents presented many reasons, facts and illustrations opposing the pit and re-enforced the reasoning of "Why a pit on Norvell Road is a BAD idea;" AND far outnumbered the three supporters.

With the exception of Commissioner Rob Doerr, who voted NOT to renew, I know that you did not take into consideration many of the residents / neighbors of the pit, including:

Shane & Denise Calkins, their property adjoins the proposed pit, they have lived in Grass Lake all their lives, and on Norvell Road for 26 years. What about their property values? More importantly, what about their health and the health of the grandchildren? Who will accept responsibility?

Dale Fisher, he came to Grass Lake 33 years ago to retire. He took a dead apple orchard and an over-run Christmas tree farm and literally transformed it into what I like to call, "A little slice of heaven," a place where thousands of visitors come each year to celebrate. These out-of-towners spend many many thousands of dollars locally on food, beverages, lodging and services. What does Dale do if he doesn't have or can't use his well water? Who will take responsibility if the rumble of gravel trucks, the excavation process and dust interferes with the tranquil rustic atmosphere of marriage celebrations and reduces the number of rentals of this pristine facility?

Who will take the financial responsibility for providing clean water to the horses and livestock at Arbor Meadow Farms that Bess Miller owns?

What about Deb & Del Herrell? They are moving and selling their home located in Eagle Crest subdivision because of the pit. The first person that toured their home submitted an offer and placed a \$10,000 deposit. She withdrew her offer, even if though she could lose her deposit. She felt that the \$10,000 loss would be less than the 25% property de-valuation. What about all the Grass Lake Township residents who will experience the loss of their property values?

It's apparent that you did not consider all the students of Grass Lake, who will be subjected to the Silica particles. And what about the local residents with medical problems that will be subjected to the many health hazards that come from the pit?

Who will feel the burden of the loss, not IF, but WHEN people are injured or die from the increased gravel truck traffic?

It's not like the many residents surrounding the proposed pit, purchased their homes and property knowing that a pit was there or going in. These residents have been here for many years. Because of the "Greed" of ONE Company, L & L Development, owned by Bill Lester, everyone in our township will suffer. Bill Lester & L & L Development are the cause of far too much controversy and hardship in our Township.

Shame on you, Bill Lester, L & L Development, the Grass Lake Planning Commission and everyone who thinks that a Gravel Pit in a residential area, so close to our schools, with all the health and safety risks is acceptable.

At the end of the day, by approving this mining operation, the Planning Commission, Bill Lester and L & L share responsibility. Grass Lake Township residents and property owners should not have to bear the burden and expense of these very serious consequences.

Because I believe in the power of ASK... I respectfully request that you:

- 1) **Remember and Represent** the good, hard-working, tax-paying citizens in Grass Lake Township when you make decisions.
- 2) IF or WHEN you receive the final Special Use Permit for approval, it should include a substantial bond that will pay for either the drilling of new wells that have gone dry, and the cost of installing city water on Norvell Road because of contamination, or compensate property owners that experience water issues from the pit.

Thank you for imposing the current conditions that were included on the original SUP. Please consider even implementing more conditions IF or WHEN you are faced with final approval of the SUP.

Also,  
3) Please return to having a sign-in sheet at all meetings. If people don't want to sign in, fine. However, I believe that it should be a matter of record who and how many people attend meetings.

Although, I appreciate your service, and I'd like to THINK that your intentions are pure and that you believe that your service and your decisions will have a positive effect on Grass Lake Township. Reflecting on your actions of the past 15 months, it is apparent that you do not.

Finally, I request that this letter and the answers to my questions become part of the public record and be answered at a public meeting and in writing, preferably at the January 2019 Planning Commission meeting. I'm sure that we have many other concerned citizens interested in your responses as well.

Respectfully,



Joanne Ackerman

Cc: Grass Lake Charter Township / Trustees