

MINUTES of SEPTEMBER 23, 2014 PLANNING COMMISSION MEETING

Call to Order: The meeting was called to order at 7:00 pm by Chair Garofalo

Roll Call: Members present: Harry Smith, Tony Garofalo, Carol Browne, Ron Remington and Ken Engleking, Zoning Officer. Fred Lewis was excused absent.

Others attending the meeting were Robert E. Thall representing the law firm of Bauckham, Sparks, Lohrstorfer, Thall and Seeber; Brad Morgan, President of Morgan Composting; Dan Berghorst, Facilities Manager for Schipper Eggs; Tim Hofman, Operations and General Manager, Schipper Eggs; Bill Browne, VT Supervisor and Christi Foster, VT Treasurer

The Pledge of Allegiance was recited.

Minutes: Harry Smith made a motion supported by Ron Remington to approve minutes of the August 26, 2014 Planning Commission Meeting. Motion passed.

Approval of the Agenda: Harry Smith made a motion supported by Ron Remington to approve the Agenda of the September 23, 2014 Planning Commission Meeting. Motion passed.

Old Business:

A. Morgan/Schipper Composting Facility Special Use Permit

Attorney Thall led a review of the composting ordinance to ensure understanding by all parties and to determine if Morgan and Schipper were in compliance for a special use permit.

1. Compliance with the Composting Ordinance and The Operational Site Plan were reviewed with the following responses from the applicants:

Ordinance 252: Section II

1. Minimum Lot Size: Morgan Composting will occupy 40 acres.
2. Setbacks: Operation will be 100 feet back from the road.
3. The site is not a protected wetland nor in a 100 year floodplain.
4. Site Plan: (a) A General Operating Site Plan and traffic patterns have been submitted and revised; (b) asphalt milling on top of gravel will be used for a driveway around the buildings and concrete pads will be used for loading and unloading areas.
5. Composting Material Requirements: All requirements listed will be met.
5. Screening: site is surrounded by woods and vacant land
6. Circulation and Parking: Building Site Plan shows acceptable traffic patterns around the composting buildings and work site.
7. Road Cleanng and Maintenance: Trucks will be cleaned with shovels daily. Gravel and cement will also help in cleaning truck tires before leaving the work site. Morgan and Schipper agree to maintain roads in their present condition from their work site entrance to M89 and also comply with all road commission requirements.
8. Drainage: All water will be maintained on site and will comply with MDEQ requirements.
9. Performance standards for noise, vibration, odor and debris: Materials will be maintained inside buildings. There will be no debris and the product is sprayed to reduce odor.

10. Operations Plan: satisfied by documentation provided, commitments made and adherence to performance standards.
11. Compliance: Reviewed and understood.
12. Closure Plan: Will comply with all requirements of the ordinance; clean up will occur within 365 days of discontinued use.

Discussion concerning additional requirements for the special use permit included the addition of an annual review and a provision for sanitary waste at the site. The Special Use Permit goes with the land. New owners will be subject to all the requirements contained in the ordinance and in the special use permit for a composting facility.

Harry Smith made a motion supported by Ron Remington to approve a special use permit for a composting facility based on all representations made before the Planning Commission and all written materials submitted in compliance with Ordinance #252, subject to an annual review of the permit to ensure continued compliance and the continued use of an approved sanitary station.

A roll call vote resulted in unanimous vote to approve. Motion passed.

2. A Building Site Plan was submitted by Schipper and was reviewed by the Commission, Mr. Thall and Zoning Officer Ken Engleking. Questions were asked about the footings and the cement pad on which each building will rest.

Harry Smith supported by Ron Remington made a motion to approve the site plan for the composting building subject to review by the township building inspector.

A roll call vote resulted in unanimous approval. Motion passed.

New Business:

None

Zoning Administrator Report:

No report

Open Discussion of Non-Agenda Items/Public Comment:

None

Adjournment:

Harry Smith made a motion supported by Ron Remington to adjourn the meeting. Meeting adjourned at 8:25 p.m.

Respectfully submitted

Carol S. Browne, Secretary