

**SHIAWASSEE COUNTY PLANNING COMMISSION
PUBLIC HEARING/BOARD MINUTES
MARCH 23, 2016**

Call to Order: William Thelen called the regularly scheduled monthly public hearing of the Shiawassee County Planning Commission to order at 7:00 P.M. on March 23rd, 2016. The hearing was held within the County Board of Commissioners' meeting room located on the first floor of the Surbeck Building, 201 N. Shiawassee Street, in Corunna, MI.

Roll Call: Present: Walt Saxton, Robert Ebmeyer, John Horvath, Bonnie Ott and William Thelen. Absent: Steve Andrews and Bonnie Reno.

Also present: Peter Preston, Community Development Director and Matthew Lafferty, Land Use Planner.

Excused Absences: **Motion:** Noting that Steve Andrews and Bonnie Reno had both stated that they would be unable to attend prior to the tonight's meeting, Ebmeyer moved to excuse them. **Support:** Ott. **Motion carried:** 5 ayes, 0 nays.

Pledge of Allegiance: Thelen led the Pledge of Allegiance to the Flag.

Proof of Publication: The board was informed that a legal notice of the scheduled hearing was placed within the Shiawassee County Independent Newspaper on March 5th, 2016. Thelen declared the hearing as legally noticed.

Approval of the Agenda: **Motion:** Ebmeyer moved to approve the agenda with the removal of item 9.b.

Support: Saxton. **Motion carried:** 5 ayes, 0 nays.

Approval of Board Minutes: **Motion:** Ott moved to approve the January 27, 2016 board minutes with changes to add Ebmeyer on the Zoning Board of Appeals under the Committee Reports section. **Support:** Ebmeyer. **Motion carried:** 5 ayes, 0 nays.

Board of Commissioner Comments: Horvath noted that the BOC had appointed Chris Calhoun to the Parks and Recreation Committee. Also, the Friends of the Shiawassee River are having an open forum on March 30th, 2016 at the Shiawassee Township Hall.

Call to the Public on Non-Agenda Items: None.

Old Business: None.

New Business:

Application Request #PSPR16-001
Applicant/Owner – V&S Development, LLC

Site location – 7884 Colby Lake Rd., Laingsburg, MI 48848; Tax Id.# 009-27-400-002, 009-27-400-007-02 & 009-34-200-005, Section 27 & 34, Sciota Township.

Request – Site Plan approval for a five (5) year extension of a Special Use Permit for a Surface Mining operation.

Ordinance Reference – Section 4.3.67, Surface Mining

Thelen opened the public hearing. Lafferty presents the staff report.

Thelen asked for the applicant's statement. Don Potts, representing V&S Development said that their intention is not to expand the pit as where it is now. He stated that for 2015 they had removed approximately 9,900 tons from the pit. The pit is mostly sand and gravel.

Thelen called for other comments in support of the applicant. Hearing none, Thelen called for comments in opposition to the request of the applicant. Hearing none, Thelen called for other comments from the audience. Hearing none, Thelen called for comments from the Township. Phil Matthews, Sciota Township Supervisor, said that they have been very pleased with the operation and that the permit should be extended. Thelen closed the public hearing.

The Planning Commission deliberated. Thelen had asked if everybody had reviewed the finding of facts. Thelen entertained a motion.

Motion: Ott moves to recommend that the Shiawassee Board of Commissioners approve PSPR16-002, V & S DEVELOPMENT, Special Land Use Permit/Final Site Plan request for a five (5) year extension of a Special Use Permit for a Surface Mining operation located on the west side of Colby Lake Rd., and as legally described in Sections 27 & 34 of Sciota Township (Tax I.D. #009-27-400-002, 009-27-400-007-02 & 009-34-200-005) based on the following reasoning and conditions:

Reasoning:

1. Subject to the conditions provided below, it is found that the petitioned special land use meets the general standards as provided for in Article 12 of the Ordinance.
2. Subject to the conditions provided below, it is found that the petitioned site plan for surface mining meets the general standards as provided for in Article 14 and specific use standards set forth under Section 4.3.67.

Conditions:

1. Provide information as noted by this staff report as having not been provided for on the site plan or in supplemental information.
2. Compliance with the provisions of the Zoning Ordinance shall be determined by the Community Development Department prior to the issuing of permits or authorization of construction of the petitioned use.
3. That the Findings of Fact was in agreement of the original Permit.

Support: Saxton.

Roll Call Vote: Ayes to approve: Walt Saxton, Robert Ebmeyer, John Horvath, Bonnie Ott and William Thelen. **Nays:** None. **Motion carries:** 5 ayes, 0 nays.

Committee Reports:

Ordinance Revision: Preston said that rewrite had met today to go over Article 4 of the Ordinance and that they would focus on group day-dares and wind turbines for the next meeting on April 27th, 2016.

Future Planning: The Planning Commission had been provided the Future Land Use Plan for review. **Motion:** Ott moved to hold a public hearing on the Plan. **Support:** Saxton. **Motion carried:** 5 ayes, 0 nays.

Parks and Recreation: Ebmeyer is no longer representing the Planning Commission on the Parks and Recreation Board. A new representative needs to be elected. **Motion:** Ott moved to table the election until Bonnie Reno is present to share her plans. **Support:** Horvath. **Motion carried:** 5 ayes, 0 nays.

Gravel Committee: No appointments have been made.

Communications Received: Application for Farmland PA 116 Agreement by Bruce and Cynthia Bitterman has been received. **Motion:** Ott moved to receive the application and place on file. **Support:** Thelen. **Motion carried:** 5 ayes, 0 nays.

Directors Comments: Preston and the Planning Commission discussed meeting procedures.

Public Comments: Phil Matthews noted that he was glad to see the Planning Commission taking the time for in-depth discussion.

Adjournment: Motion: Saxton moved to adjourn. **Support:** Ott. **Motion carried:** 5 ayes, 0 nays. The public hearing adjourned at approximately 8:00 P.M.

Recording Secretary – Matthew Lafferty

Approval Signature,
Shiawassee County Planning Commission

Approval Date