

**SULLIVAN TOWNSHIP PLANNING COMMISSION JOINT MEETING
WITH TOWNSHIP BOARD
JUNE 12, 2018**

1. THE MEETING WAS CALLED TO ORDER AT 5:35 P.M. by Chairman Anton.

2. ROLL CALL: **Present:** Tom Anton, Sue Buckner, John Carr, Glenn Gustafson, Eloise Jarka, Tom Jasick, Jim Kotecki
 Absent: None
 Guests: (Township Board Members) Tony Mabrito, Tammy
 Gillette, Keith Patterson, Libby Spencer
 23 Residents, 4 Guests, 1 Professional Planner

3. MINUTES FROM THE MAY 15, 2018, MEETING: Minutes from the meeting of May 15, 2018, were presented by Chairman Anton. A motion was made by Tom Jasick, seconded by Sue Bukner, that the minutes be accepted as presented. The vote to accept the minutes was unanimous.

4. APPROVAL OF AGENDA: **Annual Report to Township Board**
 Application: Special Land Use - Sand Mining
 Revision: Master Plan - Add "Recreation Plans"
 Revision: Driveway Ordinance
 Application: Construction of a Cellular Tower - Verizon

Annual Report to Township Board: The Chairman advised that due to time constraints, he was unable to complete the annual report for presentation to the Board at this time but would prepare a written report of the June 2017- May 2018 activities and submit it to Board members prior to the next meeting. This was acceptable to Planning Commission and Board members present.

Application: Special Land Use - Sand Mining: At the previous meeting both the applicant and the Planning Commission had requested additional time to research further information with regard to possible impacts and support documentation. The Professional Planner for the Planning Commission had prepared documentation outlining the consequences of a decision either for or against approving the request, which were reviewed. The applicant also provided an offer of financial support to maintain the condition of Summit Avenue, estimated to be a portion of the annual cost for repair and maintenance. Since no comparable traffic history for a similar operation was available, it was unclear whether or not the amount offered would be adequate.

The applicant had contacted the Road Commission and, after conversations with the Highway Engineer and the Managing Director, felt that MCRC's position was appropriate to support his offer of financial assistance to maintain Summit Avenue. Since the Township had contracted with the Road Commission for repair of that specific road in the 2018 budget, the Planning Commission was informed by the Township Board that they had requested the maintenance schedule be amended to delay repair of Summit Avenue pending a decision on the Special Use Request. If approved, it could involve a significant increase in cost as the additional traffic could then be factored into the type of road surfacing material used.

Based on comments from the applicant's support group and the Planning Commission, Tom Jasick proposed a motion to vote recommending denial of the applicant's request for permission to operate a sand mining business at 4740 Summit Avenue as described in the Professional Planner's '*Resolution for Denial*'; the motion was seconded by Sue Buckner. The motion was then extended to the audience for discussion prior to a vote.

While the number of audience questions was slightly less than those at the Public Hearing, it was evident that residents remain very concerned with issues of water quality, increased traffic volume affecting pedestrian safety and children riding bicycles, as well as the amount of dollars available for road surface repair after initial requests for sand had depleted the resources.

Following discussion of the motion, the Professional Planner reviewed the points on which a denial of the request would be supported by the Planning Commission. The Planning Commission was then asked to vote on the motion by the Chairman via a roll call vote. Denial of the request was supported by Sue Buckner, John Carr, Glenn Gustafson, Eloise Jarka, Tom Jasick and Tom Anton; Jim Kotecki was in favor of further discussion before a final vote and did not support the motion as stated. Notification of a recommendation for denial of the request will be forwarded to the Township Board for their final decision at their meeting on July 3, 2018.

Revision: Master Plan - Add "Recreation Plans": While the current Master Plan contains a reference to a recreation plan, wording is not sufficient to be used to create a simple plan that would qualify when issuing an application for a grant to develop a specific park. Parks already in existence within the Township would not be involved in grant monies. A survey of residents and a Public Hearing are both required to occur prior to finalization of such a plan. The Professional Planner will prepare a proposal for a recreational plan for a specific park with a designation that will identify it.

Revision: Driveway Ordinance: Fruitport's Fire & Safety Director has suggested that Sullivan Township consider changing its driveway requirements for greater similarity to those of Fruitport Township since Fruitport is the entity which provides fire and emergency coverage to Sullivan Township. The Professional Planner will review Sullivan's current driveway requirements, compare them to those of Fruitport and provide the Planning Commission with recommendations for any changes or updates.

Application: Construction of a Cellular Tower - Verizon: Set-back requirements were questioned as to the 200 foot distance from a lot line as opposed to 25 feet from a residential lot line. Since there was a wide difference between 200 feet and 25 feet, the applicant wanted clarification of the definition as to whether it applied to both residential and non-residential districts as it was unclear whether the 200 foot distance applied to both tower and equipment or tower only. The applicant was referred to the ZBA whose decision was that it only applied to the tower. The request will be reviewed at the July 10, 2018 Planning Commission at 5:30 p.m. in a Public Hearing.

5. SCHEDULED PUBLIC HEARINGS: July 10, 2018, 5:30 p.m. - Verizon Tower Application

6. OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION: None

7. OLD BUSINESS: None

8. OPEN DISCUSSION FOR ITEMS NOT ON THE AGENDA: None

9. CORRESPONDENCE RECEIVED: None

10. PLANNING COMMISSION MEMBERS COMMENTS: None

11. REPORT OF TOWNSHIP BOARD REPRESENTATIVE: None

12. REPORT OF PLANNING CONSULTANT: None

13. NEW BUSINESS: None

14. SETTING PUBLIC HEARING DATES: None

15. NEXT MEETING DATE: July 10, 2018, at 5:30 p.m.

16. MOTION FOR ADJOURNMENT: A motion to adjourn at 7:45 p.m. was made by Sue Buckner, seconded by John Carr and the vote to adjourn was unanimously approved.

Respectfully submitted:

Eloise Jarka, Secretary
Sullivan Township Planning Commission