

**KINROSS CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING**

January 13, 2014

4884 W. Curtis St.

MEMBERS PRESENT

Richard Bernhardt, Chairman
Gerda Frimberger, Vice Chair
Arthur Brood, Secretary
Kathy Noel, Trustee member
Barb Hampton

MEMBERS ABSENT

Also present George Marble of Wilderness Meats and Judy Wright.

Chairman Bernhardt called the meeting to order at 6:38 PM.

#1 MOVED: by Arthur Brood, support by Kathy Noel, to approve the agenda with the addition of an item from the Zoning Bulletin. Motion carried.

#2 MOVED: by Kathy Noel, support by Arthur Brood, to approve the minutes from the December 9, 2013, regular meeting. Motion carried.

PUBLIC COMMENT:

Mr. George Marble described the nature of his business that will be operating at 2775 W. M-80 as a combination of wholesale/retail meats, sportsman's club, and event venue. He asked that the Commissioners give him direction as to what documentation he needed to file with the Township to be in compliance with current ordinances. As the property is zoned Residential/Commercial (Res. Com.) Article XI of the Zoning Ordinance (1.100) was reviewed with him. Seeing no conflicts with current regulations he was informed that he would only need to register his business with the Township. The Zoning Administrator will be contacted to insure that the necessary forms are completed and to determine if any Planning Commission action is necessary. Mr. Marble also informed the Commission that he would be applying for a Class C liquor license and requested that the form for Local Government Approval be forwarded to the Township Board.

OLD BUSINESS:

Members reviewed updated language received to amend the Quarry Ordinance #47A to include Quarry Plants.

#3 MOVED: by Arthur Brood, support by Kathy Noel, to approve the language prepared to amend the Quarry Ordinance #47A. Motion carried.

After reviewing suggestions from attorney Ron Reddick regarding changes to the Zoning Ordinance #1.100, the commission decided to change the definition of an active operation to *"A quarry plant shall be considered to be operated in conjunction with an actively operating quarry located on the same lot or parcel only if at least 35%, by weight, of the sand, gravel and other raw materials used at the quarry plant, in any consecutive 12-month period, shall have been extracted from the quarry located on the same lot or parcel"* from the 90% requirement originally proposed and to retain the section regarding dust control to read *"All interior roads, trails or other areas used by motor vehicles in connection with the transportation to or from a quarry plant and any dust arising therefrom shall be controlled by best management practices, in compliance with the United States Mine Safety and Health Administration's regulations."*

#4 MOVED: by Gerda Frimberger, support by Kathy Noel, to approve the content of the amendments to the Zoning Ordinance #1.100. Motion carried.

Chairman Bernhardt asked that a public hearing be scheduled as soon as it is feasible to gather public comment on amendments to both the Quarrying (#047A) and Zoning (#1.100) Ordinances concurrently with a public hearing on Payne & Dolan's special use permit application for a quarry plant (batch asphalt) at their Caldwell Road location.

Meeting adjourned at 8:00 PM

Next regularly scheduled meeting will be Monday, February 10, 2014, at 6:30 PM. The subject of temporary special use permits will be discussed in the near future. Commissioners are encouraged to review special uses listed in each zoning district in the Zoning Ordinance (#1.100) for discussion of changes to be made at the next meeting.

Arthur Brood, Secretary

Minutes taken and typed by Judy Wright