

MINUTES
SUMMERFIELD TOWNSHIP PLANNING COMMISSION
January 10, 2022

The regular January meeting of the Summerfield Township Planning Commission was called to order on January 10, 2022, by Chairperson Amy Reiter at 7:00 pm.

ROLL CALL: Amy Reiter, David G. Grude, Dick Koraleski, Joe Stanger and Mark Strahan were present.

AGENDA: Upon motion of Amy Reiter, seconded by Mark Strahan, and by unanimous approval, the Agenda as written was approved.

APPROVAL OF MINUTES OF DECEMBER 13, 2021, REGULAR MEETING: Upon motion of Amy Reiter, seconded by Dick Koraleski, and by unanimous approval, the minutes from the regular meeting on December 13, 2021, were approved.

CORRESPONDENCE: NONE

OLD BUSINESS:

a. Reopen Public Hearing for Special Use/Rezone for excavation on Ida West - At 7:10 p.m., Chairperson Amy Reiter reopened the public hearing for Special Use/Rezone for excavation on Ida West near Summerfield Road.

1. As to the rezone request, Monroe County returned our documentation indicating that Monroe County no longer has a Planning Commission so the application should go directly to the Summerfield Township Board. The Summerfield Township Planning Commission recommends 500' from the centerline of Summerfield Road to remain C-2, 333' from centerline of Ida West Road to remain R-1. Balance of property to be rezoned AG-2.

2. As to the Special Use, the Applicants revised their application pursuant to the requests noted in the Planning Commission minutes of December 13, 2021. The revisions appear to cover the additional information requested.

3. The Planning Commission recommends that the Summerfield Township Board adopt the following provisions; to wit:

(a) The Planning Commission recommends a 6' berm with grass and a 6' fence on top of the berm to be maintained around the North Lake construction area pursuant to Page 4/14 of the revised site plan.

(b) The revised plans show a 10:1 beach area on each of the two lakes.

(c) A 300' set back for Ida West Road will be maintained.

(d) The monitoring well will be checked at least every two weeks and results delivered to the Summerfield Township hall within 24 hours of testing. If the water table drops 3' or more at any time, the excavation will be suspended immediately.

(e) The decibel level will never exceed 65 decibels .

(f) A reclamation surety bond of \$80,000.00 will be recommended to the Board. A yearly certificate will be required. Bond could be reduced by the Board if appropriate.

(g) If the Board deems it necessary to obtain the services of an engineer or consultant, Applicant would be responsible for the cost.

(h) Permit shall be for a period of five years unless default on part of Applicant occurs.

(i) Permits will be required from the Monroe County Road Commission and Monroe County Drain Commission for South Lake prior to the commencement of excavation.

(j) Permits will be required from the Monroe County Road Commission, Monroe County Drain Commission, State of Michigan (EGLE) before the commencement of excavation on North Lake.

(k) Haul route will be Ida West Road to US 23.

Upon motion of Amy Reiter, seconded by David Grude and unanimous approval, the application will be forwarded to the Summerfield Township Board for review and final decision.

NEW BUSINESS: NONE

NEW BUSINESS FROM FLOOR:

a. Various questions and discussion from the floor relative to pond locations and possible variances.

The next regular meeting for the Summerfield Township Planning Commission will be Monday, February 14, 2022, at 7:00 p.m.

There being no further business, upon motion of Amy Reiter, seconded by Mark Strahan and by unanimous vote, the meeting was adjourned at 7:52 p.m.


David G. Grude, Secretary