

# Leighton Township Planning Commission Minutes

Date: February 10, 2010

Members Present: Al Zuidema, Scott Chestnut, Harry DeHaan, Dave Wright,  
Brian Martin, Ron Schrottenboer

Members Absent: Louis Murray

Others Present: Mark Sisson, Bob Jones, Ben Hunderman, Elmer Hunderman and 5  
interested persons

**Art. 1 Chairman Zuidema** called a regular meeting of the Leighton Township Planning Commission to order at 7:30 pm at the Leighton Township Hall.

**Art. 2 Minutes –**  
Minutes of the December 9, 2009 were approved as presented.

**Art. 3 Public Comments – None**

**Art. 4 Inquiry of Conflict – None**

**Art. 5 Public Hearing – Hunderman/Rocky Top Sand & Gravel**

Chairman Zuidema opened the Public Hearing at 7:30pm. Prior to the Planning Commission Meeting, Ben Hunderman presented the Site Plan Committee with a plan to construct and operate a concrete batch plant. The Site Plan was approved for recommendation to the Planning Commission for their final approval.

Chairman Al Zuidema opened the Public Hearing at 7:32 pm:

Shari Harmon, Recording Secretary, read the Public Notice.

Ben Hunderman explained the batch plant would be located in the existing Rocky Top Sand & Gravel Pit. There would be approximately 5 to 6 trucks in and out per day, truck wash area, rinsing and collection of waste cement material to manufacture “v” block products in accordance with the DEQ and DNR. They would like the hours to be 6 a.m. to 6 p.m., instead of the mining hours of 7 a.m. to 6 p.m.. The life of the operation is approximately 15 years.

Comments from:

Jim Brophy lives by Rocky Top and had a letter that he presented to Chairman Al Zuidema. Shari Harmon, Recording Secretary, read the letter. The Brophy’s bought their home in 2003 and have had problems with the sand/gravel pit. Their main issues were the dust control problem and the noise from the generator which runs the scale.

Christi Brophy commented that they were not sure the dust could be controlled. They had talked to the previous supervisor, but nothing had been done.

Nick Suwyn commented that his wife also has asthma and she stays indoors with the air conditioner on at all times. It is living in the country and dust can come from many places, such as cars and other trucks, and farm animals. There is also manure smells when it is spread in the fields. It's country living.

Public Hearing was closed at: 7:55 pm.

Discussion returned to the PC members. The two main factors were dust control and generator noise. Rocky Top will put applications of water, or brine on the driveway and keep a log. PCI will do inspections periodically to make sure the problem of dust is handled. Noise control for the generator was discussed at length, with suggestions such as a building, v-blocks, berm, or some type of sound proofing.

Motion by Schrotenboer and supported by DeHaan, to approve the Resolution to grant a special use permit to operate a concrete batch plant to Rocky Top Sand & Gravel LLC with the following conditions:

**See attached Resolution. (Attachment A)**

Roll Call Vote: Aye: Chestnut, Martin, Wright, Zuidema, DeHaan,  
Schrotenboer  
Nay: None  
Absent: Murray

**All Ayes – Motion Carried**

#### **Art. 6 New Business –**

**a. Planning Commission Meeting Schedule for 2010**

The 2010 Planning Commission Meeting Schedule was handed out to the PC members.

Motion by Chestnut ,supported by Wright to approve the 2010 Meeting Schedule.

**All Ayes – Motion Carried**

**b. Election of Officers**

Motion by Schrotenboer, supported by Chestnut to approve the slate of officers to stay the same as last year.

**All Ayes – Motion Carried**

**c. Planning Commission 2009 Annual Report**

A copy of the 2009 Annual Report was handed out to the PC members for review.

Motion by Schrotenboer, supported by Martin to forward the Planning Commission 2009 Annual Report to the Township Board.

**All Ayes – Motion Carried**

**Art. 7 Unfinished Business –**

**a. Parks/Recreation**

Dave Wright asked what was the status of the Parks/Recreation info. Brian Martin said that the survey showed the people in the township did not want to spend any money on this. Dave will get with the Township Supervisor, Kevin DeKam and see if a volunteer board can be set up, to begin a process, without spending any money.

**Art. 8 Other Business**

- a. The PC members discussed the new marijuana act. This topic was discussed at the MTA meeting, and that townships may want to start discussion on adopting an Ordinance. Sission will check out other townships. The townships around Leighton could get together and set up an ordinance at the same time.
- b. Mark Sisson will check with the Township Supervisor, Kevin DeKam, about the 2010 Budget and discuss at the next meeting.

**Art. 9 Public Comment –** (Comments are welcome from the public & limited to 5 minutes)-**None**

**Art. 10 Commissioners Comments – None**

Meeting adjourned at 9:32 pm  
Respectfully submitted,

Shari Harmon, Recording Secretary  
Leighton Township Planning Commission