

Leighton Township Planning Commission Minutes

Date: May 14, 2008

Members Present: Al Zuidema, Brian Martin, Scott Chestnut, Harry DeHaan, Louis Murray, Ron Schrotenboer

Members Absent: David Wright(with Notice),

Others Present: Mark Sisson (Township Planner), Bob Jones (PCI), and
2 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 April 9, 2008 were approved as presented.

Art. 3 Public Comments – None

Art. 4 Inquiry of Conflict – None

Art. 5 Public Hearing - VanLaan Special Use Request - Extension

- a. Gordon VanLaan is requesting a Special Use Permit for an extension to remove sand from a mine located at 3831 145th Ave, Parcel Number 0313-011-002-00.

The Public Hearing was opened at 7:35pm. Comments received:

Dar VanderArk, representing Bob-O-Link, would like to see VanLaan get the extension on the mining, because the lots owned by Bob-O-Link still need to have the contours of the slopes reshaped for building purposes.

The Public Hearing was closed at 7:38pm

Discussion returned to the Board. Mr. VanLaan would like to extend the mining of the sand pit for one year. He has not taken out as much sand as he thought he would, due to the slow down of the economy .He needs more time to move out sand and then reshape the adjoining lots, which is an existing agreement between VanLaan and Bob-O-Link. VanLaan would then continue to use his land for agricultural purposes.

Motion by Chestnut supported by Schrotenboer, to recommend to the Township Board approval of a one year extension of the Special Use Permit Request. The applicable conditions of approval as stipulated in the original special use permit and modified per this motion are as follows:

1. That the excavation area be secured by gating the access driveway.
2. That the Oakwood Ct. cul-de-sac be kept clear of dirt and debris.
3. That the access driveway be constructed of crushed concrete material or similar permeable material.
4. That dust control would be applied, as necessary.
5. That the existing temporary driveway would be eliminated and that it be seeded this growing season(*completed*).

6. That a written agreement be drawn up between Bob-O-Link and the VanLaan's concerning the affected lots. A copy to be filed with the Township (*completed*).
7. Final site reclamation to be completed by July 1, 2009
8. That a safety fence be maintained around the perimeter of the excavation site.
9. Hours of operation: Monday – Friday: 7:00 a.m. – 6:00 p.m., Saturday: 7:00 a.m. – Noon, No Sunday hours.
10. The excavation site shall be limited to the area highlighted on map. (See Exhibit A of August 9, 2006 minutes)
11. That the required standards, as stated in the application, be followed. (See Exhibit B of August 9, 2006 minutes)

All aye/Motion Carried

Art. 6 New Business –

- a. Chairman Zuidema received a notice from Wayland Township Planning Commission informing Leighton Township that they will be updating their Township Master Plan.
- b. Chairman Zuidema received a notice from Barry County Planning & Zoning Dept informing Leighton Township that they will be amending the Barry County Land Use Plan.

Art. 7. Unfinished Business –

a. Zoning Ordinance Review

Discussion ensued with Mark Sisson, Township Planner and the Commission regarding Un-Addressed Contemporary and/or Problem Land Uses in the AG Zone & R1-Zone. A list of land uses often occurring in ag and rural residential areas but which are not addressed in the current zoning ordinance was discussed with the Planning Commission giving direction on various approaches to be taken on each use. Options include treating them as permitted uses or as special uses, allowing in one or both districts and the inclusion of standards such as increased parcel size, screening etc. Sisson is to prepare appropriate draft language. Tabled for next month.

Art. 8 Other Business – Discussion ensued with the Board, PCI and Mark Sisson (Township Planner) with regard to the rezone of religious establishments. Mark Sisson (Township Planner), will review options with twp attorney.

Art. 9 Public Comments – None

Art.10 Commissioners Comments – None

Meeting adjourned at 9:26 pm

Respectfully submitted,

Shari Harmon, Recording Secretary
Leighton Township Planning Commission