

BENTON TOWNSHIP PLANNING COMMISSION

Meeting Minutes

January 9, 2020

Members Present: Jack Caughey, Tom Fasnaugh, Jeff Locke, Ben Kudwa, Jason Haigh, Maureen Sorbet, Chris Tennes and Barb Wickerham

Members Absent: Roy Pelfrey

Others who attended the Meeting:
List Attached

Call to Order:

Chairman Jack Caughey called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance.

Meeting Minutes Approval:

A motion was made by Ben Kudwa, supported by Maureen Sorbet, to approve the minutes of December 5, 2019. Motion carried 8 ayes; 0 nays.

Agenda Amendments:

The Commission agreed to rearrange the agenda to place SPR2019-001, request by Kamps Pallets for a Site Plan Review, first on the agenda.

New Business:

A. SPR2019-001: Request by Kamps Pallets for a Site Plan Review and lot line adjustment for a new building location at 4400 Shance Hwy. (Identified as parcels 070-035-100-031-02 and 070-035-100-035-00. After discussion, Jack Caughey moved, supported by Tom Fasnaugh, that the Benton Township Planning Commission approve the site plans for the proposed Kamps Pallets Storage Building Construction as illustrated on site plans prepared by Paul D. Barbour & Associates, P.C. dated December 30, 2019, subject to the following stipulations:

1. The applicant must meet all required conditions of the Eaton County Road Commission.
2. The applicant must meet all required conditions of the Eaton County Drain Commissioner.
3. The applicant should comply with Item 12 of the Standards for Site Plan Approval and Section 11.11 of the Ordinance.
4. The applicant must obtain the site plan depicting land division/combination approval prior to commencing construction.

Roll call vote: Jeff Locke-yes; Tom Fasnaugh-yes; Barb Wickerham-yes; Chris Tennes-yes; Ben Kudwa-yes; Jason Haigh-yes; Maureen Sorbet-yes; Jack Caughey-yes. Motion carried 8 ayes; 0 nays.

B. SUP2019-001: Request by John and Mary Diemer and ABM Pits LLC for a Special Use Permit to operate a Surface Min per Section 14.01 P of the Zoning Ordinance located off Benton Road (identified as parcel 070-007-200-008-05.)

Tammy Foster, P.E. gave an overview and went through Section 14.05B – Required Standards and Findings for Making Determinations.

Public Comment:

- Troy Dennis – noise concern
- Rick Farrell – widening, Road Commission cut backs
- Frank Balluff – hours concern, noise, road
- Bryan Hummell – set back concerns, fence
- Jerry LaBreck – haul route, dust, vibration, water table, noise on breaks
- Linda Shilling – ordinance, negative proposal effect, processing plan, road
- Mark Royston - same as above comments
- Marilyn Slivenski – safety, weight of trucks
- Ann Crater – Eagles, dust
- James Davis – hours, commercial land
- Karen Mclaughlin – noise

Closed comments

After discussions, there were concerns regarding the permit and road quality, Maureen Sorbet made a motion, supported by Jason Haigh to table the permit to get more information from the County Road Commission. Motion carried 8 ayes, 0 nays.

Public Comment:

- Rick Farrell – safety
- Mark Royston – diesel fuel contaminations
- Linda Shilling – ordinances own item 5, escrow amount, Part R performance bond, conditional permit.
- Frank Bella – zoning, agriculture permit use
- Marilyn Slivensky – safety, school buses
- Alex Travis – wild life
- Bob Bashore – Road Commission and road conditions
- Jerry Slivensky – school bus safety

- C. SPR 2019-002: Request by John and Mary Diemer and ABM Pits LLC for a Site Plan Review to operate a Surface Mine per Section 14.01 P of the Zoning Ordinance located off Benton Road (identified as parcel 070-007-200-088-05) Section 7 Benton Township. This Site Plan was not visited. Will be visited at next meeting.

Adjournment: 9:23

Prepared by Barbara Wickerham, Secretary of the Benton Township Planning Commission

Note: As always, I apologize if I misspelled any name.