

# Grant Township Planning Committee

Meeting Minutes  
December 15, 2016

## Opening

The regular meeting of the Grant Township Planning Committee was called to order at 7:05 on December 15, 2016 by Chairman, Doug Berends..

## Present

Doug Berends, Tim Martis, Edith Elsenheimer, and Jason Campbell.

Absent: Diana Ludlow. Todd Butler, and Pat Collins

## Approval of Minutes

Commission members read the minutes of the October 27, 2016 meeting among themselves.

Edith Elsenheimer made a motion to approve the minutes of the October 27, 2016 meeting. The motion was seconded by Tim Martis; all were in favor and motion passed.

## Zoning Administrator

Steve Shattuck of Precision Ag Solutions representing Dan TellKamp presented supporting documentation for the application for the three use variance requests. The current zoning is Rural Residential.

#1 – Use variance for Precision Ag Solutions LLC owned by Dan Tellkamp to sell forage trailers and manure tankers from 51 E 120<sup>th</sup> St., using the current office (#5 on site plan) as its sales office. No more than 6 forage trailers and 6 manure tankers will be on site at one time. Install a 4 x 6 marquee in front of office replacing the current Dyke Brothers sign.

## Questions from board:

Does the school have an input to the business usage or traffic? [None have been voiced at this time.](#)

## Results:

The current office building ( #5 on site plan map) which would now be used for a Sales building will be upgraded with new siding, roofing and interior remodeling. A new sign will be installed maintaining the current size.

Using the Site Development Checklist (pg. 96) the board voted to approve and recommend this request.

Motion to approve and make recommendation to the ZBA was made by Edith Elsenheimer and seconded by Jason Campbell. All in favor and the motion passed.

#2. Use variance request for Dan's Excavating Services, Inc. (owned by Daana TellKamp) for minimal retail sale of landscape supplies, i.e. Sand Aggregate, top soil, and bark, along with Hay and Straw. This is a change to Retail buying vs. the current 80% delivery of products.

Will the current 4x6 signage be utilized or changes made? The current sign for Hay and Straw will be utilized and maintained.

How many Trailers and Tankers are currently housed in this area and which business do they belong to? Currently there are 11 forage trailers and 5 manure tankers onsite belonging to Dan's Excavating stored in outside area by Building #2. Equipment storage for Dan's Excavating will also utilize the grassy area on the west side of bldg. #3. There was no answer as to how many more pieces of equipment may be moved there. In the future.

After review of the Site Development checklist (pg. 96) the board asked that a list of stored chemicals be supplied and clean up and separation of all materials housed in this area take place.

Results:

Sections will be installed for division and containment of materials – Retail and commercially used materials will need to be stored individually not together.

The current signage will be used and maintained

Edith Elsenheimer made a motion to approve and recommend to the ZBA with the stipulations listed above which was seconded by Tim Martis. All were in favor and the motion passed.

#3 – This use variance request for Dan's Excavating LLC to lease excess building space for general warehousing and light manufacturing/assembly. Currently approx. 3500 sq. ft. of bldg. #1 is being leased for warehouse space and all of bldg. #4 is being leased for light manufacturing/ assembly to a local company. (Stoney Creek)

How much will traffic increase with UPS, deliveries etc.? No increase is foreseen.

How many employees from Stoney Creek are working in this facility and the amount of hours they are there? 2 employees currently working Mon – Friday 40 hrs.

This would require a change for Bldgs. #1 and #4 to Industrial Zoning (Stoney Creek) while current zoning is Rural residential and would also require a change of the zoning district. There is a possible need for a Fire Inspection of all buildings and review of chemical list. Change of use for the building would also require building department approval.

After review using Site Development Plan Check List it was determined that #7 question was a stumbling block. Verbiage is needed to limit the use variance.

A motion was made to not to accept the application or recommend to the ZBA by Edith Elsenheimer and seconded by Tim Martis. None were in favor of recommendation and it did not pass.

Next steps:

- A letter will be sent to our planner by Kim Martens
- A letter will be sent to the ZBA to set up next meeting

## **Other Issues**

Dave Brink: 8:00 pm. - Seeking permission to provide 160 yds. Of sand/top soil to the Spanish Mission.

Mr. Brink gave an updated overview of his cranberry bogs and hopes to go organic. He noted also that nothing has been done or changed over the last few years. His original request was made in 2004. In 2006 an update was provided to the Planning Commission who then responded and updated their records. No updates have been provided since that time.

Tim Martis made a motion to approve the request to move sand/topsoil, seconded by Edith Elsenheimer. All were in favor and the motion was approved. The board also requested that an annual update be provided to the board. Clerk will add a calendar reminder for Mr. Brink.

## **Next Meeting**

The next general meeting is undetermined at this time.

## **Adjournment**

Meeting was adjourned at 8:45 by Doug Berends.

Minutes submitted by: Gladys VeltKamp