

GRANT TOWNSHIP PLANNING COMMISSION

Meeting Minutes

September 15, 2022

PRESENT: Laura Rodriguez, Chair; Edith Elsenheimer, Brian Heminger, Joel Newton, & Tim Martis

ABSENT: Pam Hawley & Tom Stuart

Regular Meeting – Ordinance Updates

This meeting was called to order at 7:00 pm by Chair, Laura Rodriguez. The board reviewed the minutes from the July 28, 2022 meeting individually. Brian made a motion to accept the minutes as written; seconded by Edie. All were in favor and minutes were approved.

SPECIAL LAND USE

Rick Nagy from Grant Christian School attended this meeting as representative, to answer additional questions as a continuation from the July meeting.

As a refresher to the board: The school would like to purchase a 24 x 64 or possibly 72' temporary (modular) building to offer childcare before and after school. Long term plans are to hopefully have the funds to build a permanent structure in the future. They are hoping to achieve this goal within 36 months.

Answers to the board's previously asked questions are as follows:

- The building would consist of two classrooms each with their own handicap accessible restroom.
- Each classroom will service approximately 20 children (40 total for facility)
- GCS members will have priority for use of daycare service. Any open space will then be open to the public until capacity is reached.
- There would be a handicap accessible entrance
- There is adequate parking for this facility. Parking lot would be constructed with either crushed concrete or asphalt. Parking size is not an issue as it will consist of primarily drop off and pick up service only.
- Daycare would be owned and operated by the school, not by a third party as previously thought.
- The number of employees to children ratio is determined by state guidelines.
- As this is a special use application, conditions for parking, a cap on time for use of temp building, Copies of day care licenses must be submitted to township.

- A facility map has been provided to our planner for review.

Joel made a motion to approve if everything meets DEQ, Fed Authority, licenses are approved, occupancy permit etc. are completed along with copies of any and all State, Federal and County permits are on file with Zoning Administrator. Time limit will have a cap of 4 years with possible extension to a maximum of 6 years with board notification and approval.

Brian seconded the motion of approval of the plans with conditions mentioned. All were in favor, motion approved.

Gladys will send approval letter to the school.

- Kim also presented a proposal received from Scott – American Classic Dumpsters. They would like to open a Transfer station/recycling center in this area, hopefully within the township. This would include sorting dumpsters for recycling of metals, plastics etc. They have recently taken over the Croton Township station with many improvements made. They will need a minimum of 5 acres of Industrial Zoned property. The township owns a 40-acre piece that previously was an old dump. Will need to check with the state of feasibility of reopening with a lease or sale of that property. What state or federal laws would apply for a transfer station. Conditions could be added to a lease such as the improvement of access to a Class A road and rezoning will need to be investigated.
- There are questions on a current residential zoned migrant housing unit that recently burned and is in need of rebuilding. What are steps that need to be taken.
 - It can be rebuilt to existing size
 - Must come to ZBA for a Use Variance as housing is in residential not Ag. Planning Commission will need to recommend.
 - Back to Planning for special land use – Migrant Housing

Tim made a motion to adjourn the meeting at 8:05 pm seconded by Joel; all were in favor and the meeting adjourned.

The next meeting will be held on October 20, 2022 at 7 pm.

Minutes submitted by: Gladys VeltKamp, Recording secretary/ Township Clerk