

**HANDY TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES
THURSDAY, JULY 30, 2020**

The special meeting of the Handy Township Planning Commission was held electronically via Zoom pursuant to Executive Order 2020-154 and called to order at 7:00 P.M. by Chairman Redinger. Members present: Elliott, Limonoff, Towns and Eisele. Absent: None. Also present: Zoning Administrator- Call, Zoning Administrator assistant- Bonnie Flanery, Foster, Swift, Collins, and Smith PC- Township Attorney- Michael Homier, Carlisle Wortman Associates- Township Planner- John Enos, Trustee- Dave Roddy and residents Cindy Denby, John Gormley, Kathryn Loffreda, Cory Alchin, Kelly Young, Steve Alchin, Dan Schaafsma, Scott and Connie Pratt, ZBA Member Alt.- Mike Powers, Paul Melcher and Russell Potter.

Approval of Agenda

MOTION ELLIOTT SUPPORT LIMONOFF TO APPROVE THE AGENDA AS PRESENTED. ROLL CALL VOTE. EISELE-AYE, TOWNS-AYE, ELLIOTT-AYE, REDINGER-AYE, LIMONOFF-AYE. AYES-5, NAYS-0, ABSTAIN-0, ABSENT-0. MOTION CARRIED.

OPEN PUBLIC HEARING:

7:00 P.M.

Zoning Amendment: #2020-2, Chapter 16, Sections 12.3, 16.6, Special Uses,
Waste Management, Waste Transfer Stations and Processing Facilities

MOTION ELLIOTT SUPPORT EISELE TO GO OUT OF REGULAR BUSINESS SESSION AND OPEN PUBLIC HEARING FOR ZONING AMENDMENT #2020-2, CHAPTER 16, SECTIONS 12.3, 16.6, SPECIAL USES, WASTE MANAGEMENT, WASTE TRANSFER STATIONS AND PROCESSING FACILITIES, AT 7:01 P.M. ROLL CALL VOTE. EISELE-AYE, TOWNS-AYE, ELLIOTT-AYE, LIMONOFF-AYE, REDINGER-AYE. AYES-5, NAYS-0, ABSTAIN-0, ABSENT-0. MOTION CARRIED.

Township Planner, John Enos opened with identifying that the commissioners have before them proposed text language amending the zoning ordinance. This will clarify and allow use of Waste Management, Waste Transfer Stations and Processing Facilities as a special use in the industrial district. This is not a site plan discussion nor are we talking about any certain location. Mr. Enos stated he has reviewed the zoning amendment thoroughly and recommends approval.

Resident Connie Pratt wanted to state that the zoning text amendment is not clear. Her concern is that this is not enough of a greenbelt to buffer from rodents, odors and truck noise. Worries there will be human ingestion of odor, dust, and pathogenic organisms. Also what if waste is left outside of a facilities fence after hours? How will the temperature of waste piles be monitored?

Trustee Dave Roddy has objection to this project in regards to Handy Township land close by that is residential and does not believe if a waste transfer facility was to be placed on the corner it would be good for Handy Township residents.

Resident Cory Alchin would like to discuss section 1, 4, and 8 of the amendment and his concerns with them. He asked Mr. John Gormley with Gormley and Johnson Law offices to discuss concerns for him. Mr. Gormley states in section 1, 300 feet from district line is more restrictive than Livingston County and would like it to be considered 300 feet from a residential structure. Mr. Gormley stated he would like the commission to consider revising Section 8 and modify the, hours of operation to start at 5:00 am instead of 6:00 am which is consistent with other Waste Management facilities. Mr. Gormley stated that Section 4 refers to MDOT specifications but does not know of any such standards or specifications from MDOT for parking lots and he, suggested removing that wording. Mr. Schaafsma, of Golder Engineering, wanted similar clarification on MDOT specifications for industrial parking lots.

CLOSE PUBLIC HEARING:

MOTION ELLIOTT SUPPORT TOWNS TO CLOSE PUBLIC HEARING FOR ZONING AMENDMENT #2020-2, CHAPTER 16, SECTIONS 12.3, 16.6, SPECIAL USES, WASTE MANAGEMENT, WASTE TRANSFER STATIONS AND PROCESSING FACILITIES, AND RETURN TO REGULAR BUSINESS SESSION AT 7:25 P.M. ROLL CALL VOTE. EISELE-AYE, ELLIOTT-AYE, TOWNS-AYE, LIMONOFF-AYE, REDINGER-AYE. AYES-5, NAYS-0, ABSTAIN-0, ABSENT-0. MOTION CARRIED.

Brief Public Comments

Paul Melcher voiced his concern with smell from a waste transfer station. Cory Alchin thanked the commission again for listening to him and wanted to let everyone know his family have been long time members of the community and will keep good standards. John Gormley said he has been by the waste transfer station in Morrice and it is a very clean facility. Russell Potter was worried about pollution, water run-off, and home values if a waste transfer station was added to area.

Matters Pertaining to the General Citizenry

1. Business Session

A. Handy Township Planning Commission Regular Meeting Minutes of 7-8-2020.

MOTION ELLIOTT SUPPORT EISELE TO ACCEPT THE REGULAR PLANNING COMMISSION MEETING MINUTES OF JULY 8, 2020 AS PRESENTED. ROLL CALL VOTE. ELLIOTT-AYE, TOWNS-AYE, LIMONOFF-AYE, EISELE-AYE, REDINGER-AYE. AYES-5, NAYS-0, ABSTAIN-0, ABSENT-0. MOTION CARRIED.

2. Old Business

None

3. New Business

A) Zoning Amendment: #2020-2, Chapter 16, Sections 12.3, 16.6, Special Uses, Waste Management, Waste Transfer Stations and Processing Facilities

The commission discussed the comments made during the public hearing and considered amendments to the proposed language in paragraphs 1 and 4. The commission reached a consensus on revised language of paragraphs 1 and 4.

MOTION TOWNS SUPPORT LIMONOFF TO RECOMMEND ADOPTION OF ZONING AMENDMENT #2020-2, CHAPTER 16, SECTIONS 12.3, 16.6, SPECIAL USES, WASTE MANAGEMENT, WASTE TRANSFER STATIONS AND PROCESSING FACILITIES, AS AMENDED, TO SEND TO THE LIVINGSTON COUNTY PLANNING COMMISSION FOR REVIEW AND COMMENTS, AND TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD. ROLL CALL VOTE. TOWNS-AYE, ELLIOTT-AYE, EISELE-AYE, LIMONOFF-AYE, REDINGER-AYE. AYES-5, NAYS-0, ABSTAIN-0, ABSENT-0. MOTION CARRIED.

4. Communications
None

5. Reports
Reminder of Planning Commission meeting on August 6, 2020 at 7:00 P.M.

Adjournment

MOTION ELLIOTT SUPPORT EISELE TO ADJOURN AT 8:07t P.M. MOTION CARRIED.

Respectfully Submitted,

Rebecca Morris
Recording Secretary