

**EATON COUNTY  
PLANNING COMMISSION  
September 5, 2023**

**Call to Order:** Brian Ross, Chair of the Eaton County Planning Commission called the meeting to order at 7:00 p.m. in the Board of Commissioners Room, Eaton County Courthouse, 1045 Independence Blvd., Charlotte, MI.

**Pledge:** The Pledge of Allegiance was given by all.

**Roll Call:** Scott Hansen, Ben Tirrell, Lisa Lawitzke, Bruce Porter, Michael Hosey, Tim Cattron, Zachary Dillinger, Frank Holmes, and Brian Ross

**Staff Present:** Brandy Miller

**Agenda Approval:** A motion was made by **Commissioner Hosey** to approve the agenda for the September 5, 2023 meeting. **Commissioner Lawitzke** supported. Motion carried.

**Minutes Approval:** A motion was made by **Commissioner Lawitzke** to approve the August 1, 2023 minutes as printed. **Commissioner Hosey** supported. Motion carried.

**Public Comments:** None

**Public Hearings of Conditional Use Permit and District Change Amendment Applications:**

**CU-9-23-4:** Request by Crandell Brothers Trucking for a Conditional Use Permit to operate a Surface Mine per Article 14.25 of the Ordinance at 3659 E. Clinton Trl., 3861 E. Clinton Trl., 455 S. Stewart Rd. and 710 S. Perkey Rd., contiguous properties located in Section 15, Eaton Township.

**Staff Report:** Ms. Miller read the staff report and site plan review responses from the Eaton County Road Commission and Eaton Township into record. Ms. Miller also read two written responses from the public into record. Ms. Miller informed the Planning Commission Mr. Jamison submitted the updated bond in the correct amount.

**Commissioner Ross** asked if there were any questions for staff.

**Commissioner Hosey** asked about the working days and hours; the application states Monday through Saturday, 7:00 a.m. - 6:00 p.m., and then Saturday, 7:00 a.m. - 12:00 p.m. Ms. Miller said that is correct, the Zoning Ordinance limits hours of operations on Saturdays from 7:00 a.m. to 12:00 p.m. **Commissioner Ross** stated it should be Monday through Friday, not Monday through Saturday. Ms. Miller stated that is correct, it is Monday through Friday, 7:00 a.m. - 6:00 p.m., and Saturday, 7:00 p.m. to 12:00 p.m.

**Commissioner Hosey** asked if the Road Commission was all set with what they needed, or if there were any other concerns with them. Ms. Miller stated that everything is now clarified and clear with the Road Commission.

**Commissioner Lawitzke** stated that it appears employees will be on site a half an hour before and after their shifts. **Commissioner Lawitzke** believes that may be causing some of the

problems having the employees on site at those additional times. **Commissioner Ross** stated that would be a better question for the applicant.

**Applicant Statement:** Mr. Jamison stated that the actual mining hours of operation are 7:00 a.m. to 6:00 p.m.; the additional half hour is for the employees to arrive. Mr. Jamison stated the employees arrive around 6:45 a.m. to simply turn equipment on and get it warmed up before starting at 7:00 a.m. The actual mining does not begin until 7:00 a.m. and ends at 6:00 p.m.

**Commissioner Hosey** asked if there was dust control on site. Mr. Jamison Stated there is a tire wash before trucks leave the site and a water truck on site that is used to water the interior roads. He stated there is one-hundred fifty foot of paved road off of M-50 going in and out of the property; there is also a sweeper truck.

**Commissioner Hosey** asked if there were any problems with the hours on Saturday. Mr. Jamison said no, the Saturday hours have been around since the mine first opened.

**Commissioner Hosey** inquired about the banging and noise on site. Mr. Jamison stated that it is the nature of when material is being dumped; material may get stuck and the employee's need to bang the tail gate on the truck to release the stuck material. **Commissioner Hosey** asked if that was happening before 7:00 a.m. Mr. Jamison said there should not be any trucks in the site until 7:00 a.m.; the gate is locked until 7:00 a.m. He stated at this point, the site is minimally used. Mr. Jamison stated they plan to be done mining the site in 2024; there might be some offloading of material in the spring of 2025 along with the finishing of reclamation for the remainder of that time. Mr. Jamison stated mining should be done next year.

**Commissioner Cattron** inquired about the letters received from the public regarding noise at 4:30 a.m. Mr. Jamison stated there was no one from Crandall Trucking that was out at 4:30 a.m. Mr. Jamison stated there is an individual with equipment on Perkey Road that perhaps the noise could have been coming from. He stated he appreciates the information and is always willing to work with the public to resolve issues.

**Commissioner Ross** invited any speaker in favor or opposition to the request to make public comment.

**Speakers in favor:** None

**Speakers opposed:** None

**Public hearing closed:** 7:19 p.m.

**Commissioner Tirrell** moved to approve **CU-9-23-4** a request by Crandell Brothers Trucking for a Conditional Use Permit to operate a Surface Mine per Article 14.25 of the Ordinance at 3659 E. Clinton Trail, 3861 E. Clinton Trail, 455 S. Stewart Road and 710 S. Perkey Road, contiguous properties located in Section 15, Eaton Township.

**Commissioner Cattron** supported the motion. A roll call was taken with nine (9) voting aye and none (0) voting nay. Motion carried.

**Other Business:** Ms. Miller stated a PA 116 application was received on behalf of Dan and Sharlene Winslow for parcel 120-003-400-001-02. That property is 11.67 acres, 9.68 of the acreage is cultivated. Ms. Miller read the memorandum into record. **Commissioner Ross** asked if this meets all the necessary criteria. Ms. Miller said yes.

**Commissioner Hosey** moved to recommend approval of Winslow's PA 116 Application to the Eaton County Board of Appeals. **Commissioner Cattron** supported

**Commissioner Ross** asked if there was any discussion.

**Commissioner Holmes** asked for a correction on the Township. It shows Bellevue Township, when it should be Eaton Rapids Township. Ms. Miller stated that is a staff error. The property is located in Eaton Rapids Township.

**Commissioner Ross** asked if all were in favor of making the correction to Eaton Rapids Township. All in favor. Motion carried.

**Reports:** Ms. Miller stated that all except two townships have been scheduled to discuss the township future land use maps. She stated the meetings will take place on Wednesday, September 6<sup>th</sup> and Thursday, September 7<sup>th</sup>. Ms. Miller stated she met with Kalamo Township this afternoon.

Ms. Miller stated the Zoning Board of Appeals did not meet this month due to lack of business.

**Commissioner Ross** asked Ms. Miller if the Zoning Ordinance Committee is meeting on September 19, 2023. Ms. Miller said yes.

**Upcoming Cases:** Ms. Miller stated there are four Conditional Use Permit Application to be heard at the October 3, 2023 Planning Commission Meeting.

**Public Comment:** None

A motion was made by **Commissioner Halsey** to adjourn the meeting. **Commissioner Cattron** supported. Motion carried.

The meeting adjourned at 7:25 p.m.