

PROPOSED MINUTES  
LAKETOWN TOWNSHIP  
PLANNING COMMISSION  
4338 BEELINE ROAD  
ALLEGAN COUNTY  
HOLLAND, MI 49423  
(616) 335-3050

August 5, 2015

ARTICLE I. CALL TO ORDER

Chairman Bob Cook called the Planning Commission meeting to order at 7:00PM.

MEMBERS PRESENT: Bob Cook, Randy Becksvoort, Linda Howell, Jim Lorence  
MEMBERS ABSENT: Bob Slikkers  
STAFF PRESENT: Al Meshkin – Township Manager  
Rodney Schermer – Township Attorney  
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the July 1, 2015 meeting. **A motion was made by Randy Becksvoort and seconded by Linda Howell to approve the minutes with the noted corrections to page 2 paragraph two. Chairman Cook called for a motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. BTB 146 LLC SPECIAL USE REQUEST

BTB 146 LLC, owner or agent of property located at 6137 146<sup>th</sup> Avenue, Holland, MI, that being tax parcel #0311-001-045-10 requests a special use permit to construct an oversized accessory building on this parcel.

Cook stated this has been tabled pending the interpretation of the ordinance. Cook's proposed interpretation suggests that an accessory use means a building or structure on a lot which is in addition to the principle use and is typical of and in common with the condition of what is typically used. The normal size limitations would limit commercial use and conditions of approval would be at the board's discretion. The township attorney will prepare the proposed ordinance amendment for review at the next meeting. The item will remain tabled until that time.

## B. STEELE PLANNED UNIT DEVELOPMENT AMENDMENT REQUEST

Mr. Sean Steele, representing Diversion Properties LLC, owner or agent of property located at 4368 60<sup>th</sup> Street, Holland, MI, that being tax parcel #0311-013-001-00, requests an amendment to his existing planned unit development approval to allow composting activities on this property.

A letter of concern in support of residents from Ken De Weerd, Supervisor of Fillmore Township and an informational document from a resident on site selection for composting siting several concerns were submitted regarding this request.

Ken Vermeulen of Barnes and Thornburg LLP represented the Steele and reviewed an updated site plan for the proposed P.U.D. amendment. He gave a brief overview of the original 2003 plan and amendments made in 2008 and 2010. He noted that the operating license for the solid waste disposal and transfer station covers the entire 23 acres noting that township zoning ordinances that are inconsistent with the State Solid Waste Act are preempted by the Act. Current operations are recycling, wood grinding and minimal composting all of which is within the current licensing. The intent is to expand the composting to a larger area outside of the 14 acres where it is currently located to encompass the entire 23 acre site; the application will be submitted to the DEQ.

Vermeulen sites the three items his client has been asked to address: 1) Examination of the current P.U.D. including all amendments and applicable permits for existing operations; 2) Details on the proposed expanded composting; 3) Wood grinding operation air and dust concerns. An operations plan for Westshore Recycling and Transfer Station was submitted.

Vermeulen reviewed the revised site plan detailing all areas of operation including the small composting area. The current composting operation is outdated and inefficient. The expanded operation would include a turned windrow method of aeration with covered windrows with minimal to no odor completing the process within 10 weeks from start to finish. Water has been added to the wood grinding process to reduce the dust and concerns with air quality. West Shore Recycling and Transfer did receive a violation regarding an air quality permit and the application is under review for submittal, however there is question as to whether the type of wood material being recycled requires such a permit. A 25 foot nylon mesh screen is also being considered as a buffer for the process.

Cook expressed concern that the expanded operation would include items other than yard waste that would increase the odor and also would bring it closer to the neighboring properties.

Adam Brent of Cocoa Corporation stated the operation plan submitted lists the DEQ acceptable items under yard clippings all of which are permitted without further licensing requirements as long as it does not create a nuisance. The proposed expansion employs a turned windrow method of aeration covered windrows measuring 14' x 6' x 300'. The windrows are established parallel to the slope to provide proper drainage and prevent ponding of water in between the windrows. This process will capture all odors and the covers would not be removed for any length of time.

Cook said to permit that further eastward on the site would create a nuisance as it would be closer to the neighboring properties. Brent responded that he would be cited if a nuisance is created.

Vermeulen defined a nuisance as one person using their property in a way that is a nuisance to the neighbor and that would not be the case.

Cook said the other issue would be the increase in traffic with the trucks.

Brent said the material is already coming into Chef's facility so there would not be additional trucks.

Linda Howell asked if the yard waste is currently going to landfill and Vermeulen and Brent responded that the waste stream is going to the landfill and instead it would be composted onsite. Howell confirmed that nothing new would be coming in and Vermeulen said that is correct.

Randy Becksvoort asked for clarification of a previous statement made regarding new customers. Brent said those contracts are already in place so it is a matter of how the existing waste stream will be composted.

Brent said the way the process works, the most odorous materials are placed furthest away from neighboring properties until it would be moved up hill so rainwater would not be getting into the composting. The composting nearest the neighboring property would be almost at the point of sale. The process would ultimately maintain an almost zero odor.

James Lorence said farmers have odors. Brent said there are conditions with surrounding farms and they have rights to farm rules. We are taking the composting to higher levels that would almost eliminate the odors.

Howell asked for clarification of the process time. The operation plan states pre-processed materials may remain on site for up to 180 days. Brent responded that food waste, manures would be processed within 48 hours of receipt and other items would be base feedstock that would be stock piled. Howell noted the April 28, 2015 site plan is not an accurate reflection of the current operation. Vermeulen said the May 1, 2015 drawing by Feenstra and Associates should be the correct plan drawing. Howell asked that one updated and accurate plan be submitted without mention of edits to previous dated plans.

Cook suggested waiting to call for the vote until the pending DEQ license is received. Vermeulen responded that some of the items in the application have been approved and his client would submit a P.U.D. that accurately reflects current operations. Cook reiterated the request for an accurate plan of current operations has already been requested but not received. He provided the analogy that the board does not approve a new house site plan prior to receiving DEQ permits and this request would reflect the same process. Cook also added that if composting is in the current P.U.D., would it be possible to install a scaled down version of the proposed new process for review. Vermeulen responded that could be the first phase as long as it is within the originally licensed area.

Sean Steele said you had asked for a plan of what we are doing and what we are proposing to do. The plan shows where the structure for windrow process would be located on the site. Vermeulen added that he and his client met with the DEQ and they did not object to anything on the proposed plan.

Howell asked if the windrow operation will be on crushed concrete as was previously stated and Brent confirmed that it would all have a crushed concrete base. Howell asked for clarification of an added building on the plan. Vermeulen responded the idea is to set up the operation with the initial composting set up as far away from the neighbors to avoid any potential odors but if it proves not to be a nuisance, there may not be a separate building.

Becksvoort asked if this building is in the initial application and Vermeulen said no, it had been added later.

Cook said he would be more comfortable if a scaled version would be tested in the back of the property.

Becksvoort said he is uncomfortable saying yes to that because they said they are going to do it anyway.

Vermeulen said the township has the right to request the P.U.D. but its conditions cannot be inconsistent with the DEQ compliant operating license.

Howell expressed concern with not having the DEQ approvals and the final plan reflecting current and proposed operations.

Vermeulen asked that the board consider approving operations within the noted 14 acre area to include a report and limit activity approval within the currently licensed area and not the proposed expanded operation. Vermeulen provided copies of the original P.U.D. and its amendments.

Becksvoort stated that FAA regulations prohibit composting within 1,000 feet of an airport facility. Brent responded that regulation pertains to landfill not composting and that it is a recommendation and not a requirement. Vermeulen added the recommendation is made because of the seagull issue and with a covered process you would not have that issue.

Cook asked board members if they would consider approving the 14 acre operation under the conditions of the current P.U.D.

Becksvoort questioned the current hours of operation allowing for 24 hour truck activity. Vermeulen responded 24 hours of operation are approved for Westshore Recycling vehicles and but the general public under the current P.U.D.

Howell asked if township attorneys Rod Schermer and Ron Bultje would generate a report to include the history of the original P.U.D. and all amendments including the site plan dated May 1, 2015, current operations and proposed expansion. Howell suggests the board review one document from counsel to include the history of the P.U.D. and the current request and recommends the item remain tabled.

Meshkin will forward the previously approved reports for reference. He added that those documents

may show structures that were proposed in the application(s) and approved but not built.

Becksvoort confirmed the requested report is for review and not approval and Cook clarified that it will be a report with the accurate details for review and informational purposes only.

#### ARTICLE IV. NEW BUSINESS

##### A. VOETBERG REZONING REQUEST

An Ordinance to amend certain portions of the Zoning Ordinance and Map of Laketown Township, Allegan County, Michigan, specifically by rezoning the land described below from R-1 Rural Estate District to R-2 Low Density Residential District. Said lands are described as being at the northwest corner of 147<sup>th</sup> Avenue and 64<sup>th</sup> Street in the Township of Laketown, Allegan County, Michigan, described as follows:

Commencing at the East  $\frac{1}{4}$  post thence West 1,0774.64' thence North 400' thence East 1,078.71' thence South 400' to the Point of Beginning, Section 3, Township 4 North, Range 16 West.

Jack Baar of Nederveld represented Henry Voetberg regarding his request to rezone said property from R-1 Rural Estate District to R-2 Low Density Residential District. Mr. Baar explained that three of the four adjacent parcels are zoned R-2 so this request would be compatible with the surrounding properties and consistent with the Township Master Plan for this area with full municipal utilities available.

Chairman Cook explained that the request is to consider rezoning the property only and no formal development plan has been submitted nor will be part of this approval process. A separate public hearing would be conducted upon receipt of an application to approve a formal development plan.

Chairman Cook opened for public hearing.

Linda Howell read a letter submitted dated August 1, 2015 in objection to the proposed rezoning and included signatures from 36 concerned residents. The letter sited specific concerns being increased traffic, safety, water runoff, density, harmonious development of the community and negative impact on water and sewer. Letters of objection were also received from Ronald and Marilyn Swart of 6424 W. 147<sup>th</sup> Avenue; Don and Cindy Zimmerman of 6445 Kingsway Ct.; Wade Eldean of Eldean Shipyard; Thomas Harrington of 6471 147<sup>th</sup> Avenue; Gerald Perriguy of 6440 Sand Castle Avenue and Cynthia Baine De Maagd of 6484 Spruce Lane.

Cal DeMaadg of 3719 64<sup>th</sup> Street wondered if in the plans to rezone or not rezone if the surrounding stream and ponds have been taken into consideration. He feels it should be left as R-1.

Brian Davis of 6443 147<sup>th</sup> Avenue spoke of the wetlands which are directly behind his house noting the pond floods every year. He is concerned about storm water runoff and the addition of that kind of density to that corner is a major safety concern. Just about every township newsletter talks about

the quality of life here and he is not sure how this kind of density supports that; biodiversity, safety and density are his concerns.

Connie Bakker of 4718 64<sup>th</sup> stated all the water from that field floods the surrounding properties. There is no land to soak up the water. Who will pay for the additional drainage costs that will occur?

Kathleen McKenna of 4719 Pine Drive has watched developers work in our area always with a notion to make more money on less area and realizes the outcome of their choices. It is a very busy intersection with a history of serious accidents. The flow of traffic on Pine Drive it is thoroughfare and we like the green space and to have it change to a subdivision would be too much. The quality of the life for people who already pay taxes here should be taken into consideration. Whatever decisions are made, take into consideration the current residents to preserve our quality of life here.

Jennifer Dams of 4699 Beech Street stated she has been here 1.5 years and appreciates both the feel of neighborhoods and the feel of a rural community. We chose to move here for that reason. A couple of houses would be fine but not condos.

Jason Teresi of 4680 Pine Drive said he moved his family here from Chicago specifically to get away from overcrowding. He added that condos are not a problem but not in this neighborhood. It will affect the neighborhood as they become glorified apartments.

Al Davis of 4753 64<sup>th</sup> Street stated another aspect when you put that many people in an area the crime rate does go up. He would rather see one house than 40 condos. He hopes Laketown continues to be a community that you want to bring your kids up and enjoy the rural area. With that many houses the deer and other wildlife will suffer too.

Karen Walters of 6434 147<sup>th</sup> Avenue said she has been a board member in the past and understands a master plan is just that, a plan. In this particular area most lots are larger than R-2 would allow. This parcel of 9.9 acres could have 16 lots within the current R-1 zoning but R-2 would double that. Because of the drainage and density, she urged the board to leave it zoned as R-1 and approve a smaller P.U.D. Approving R-2 and allowing higher density would not be doing the township any favors.

Holly Hiemstra of 4684 Pine Drive said the bald eagles come every year and nest. There would be huge issues with that many people on the south side; all the streets would get busted up and drainage would be an issue. Would that expense go on our tax bills? We have very shallow wells so where would the runoff go? And all habitat such as fox, pheasant would leave, it is just too overwhelming.

Jim Bakker of 4718 64<sup>th</sup> Street stated the P.U.D. ordinance looks at a development being harmonious with the character of adjacent parcels and surrounding areas and this would not meet that requirement. He expressed concern about the drainage noting that sandy land takes in a lot of water. It will increase the water that runs across my property heading toward Pine Hollow where they already have problems. The P.U.D. will change the character where we have a rural setting and that is why people live in the township. Changing to R-2 will change the look and feel of the township. He added that it will impact the demands on public services. He asked that the board take into consideration the

concerns of the residents and not approve the request.

Gerald Colvin of 4675 Beech Street asked if the Planning Commission asked if the County can supersede the Township authority. Cook responded no, it cannot.

Jeffrey Boudah of 4676 Pine Drive agreed with many of the concerns expressed particularly the wild life displacements. The area is all single family homes and condos would be out of line with our community. Up to 37 units is an astronomical number so please take that into consideration.

Jodi Colvin of 4675 Beech Street stated that 147<sup>th</sup> Avenue slopes down toward 146<sup>th</sup> Avenue so the runoff will be increased so that should be taken into consideration. People on 147<sup>th</sup> Avenue already have issues with flooded basements. She also agrees with concerns expressed regarding the feel of the community and impact on wildlife.

Troy Hiemstra 4684 Pine Drive agrees with the concerns expressed and does not see why the property would have to be rezoned to be developed. People want to live in Laketown for what it is now so someone will buy it and build to fit the neighborhood.

Susan O'Neil of 4719 65<sup>th</sup> Street stated that she moved to Laketown from a densely populated area on the north side. People do not realize that the speed limit drops to 35 mph south of 147<sup>th</sup> Avenue. The intersection of 147<sup>th</sup> and 64<sup>th</sup> is already an area she is concerned about so does not agree with increasing the traffic there. She does not see this proposed development as a good fit for the residents who want to maintain the quality of life here.

Vern Westerhof of 6368 147<sup>th</sup> Avenue agrees with what has been said and asked for a raise of hands from those are who are against it. You can see it – we are unanimously against it.

Steve Williford of 6389 147<sup>th</sup> Avenue asked what the maximum development is allowed for R-1 zoning and what the minimum is for R-2. Meshkin responded there are guidelines and conditions set forth in the ordinance so it could vary based on the property being developed. R-2 could be up to units per acre but in the case of this 9.9 acre parcel, it would likely be reduced to approximately 27 units. It is difficult to provide a specific answer to that question without having a specific plan and tonight we are only considering the rezoning request.

Jim Bakker asked for clarification of the actual number of acres as the legal description states 9.9 and the application states 11 acres. Meshkin said the original application was incorrect and the correct number is 9.9 acres.

Trudy Fetter of 6471 Maple Lane stated after listening to everyone tonight, the people have spoken and we hope you listen.

Linda Goff of 4671 Pine Drive said she inherited her father's house which was the first one on the Walters property. She would like to retire in the same way we began, in peace and quiet.

Lisa Cruz of 4705 Cardinal Drive stated she moved into grandparents' house to raise her child but to

see it change so drastically would make me cry even more. It is not just the older people but the younger that want to raise their little ones here, too so she hopes you listen to us.

Following discussion, **a motion was made by James Lorence and seconded by Linda Howell to close the public hearing. Chairman Cook called for a vote on the motion.**

**UNANIMOUS DECISION – MOTION APPROVED**

Cook clarified rezoning is a two-step process and goes before the Township Board for final decision.

Cook said he is very familiar with the traffic and safety concerns as he regularly travels through the intersection. Density and drainage are sometimes easier to deal with in a development than outside of a P.U.D. because requirements can be made. While the current character is single family homes, it has been master planned for R-2 for decades.

Linda Howell echoed Cook's comments stating that she lives on Kingsway and also travels through the intersection daily. She is also familiar with the drainage and soil structures. Many of her neighbors have shared their concerns with her. She agreed with Cook that if it a proposed development is handled as a P.U.D., the process allows for more input from the Planning Commission than if it is developed as R-1 or R-2 without a P.U.D. She reiterated that the request tonight is for the rezoning only and not the development. She assured the residents that their concerns would be taken into consideration and shared with the Township Board members.

James Lorence stated that he lives in Hidden Hollow and frequently walks the area realizing the impact the density would have on traffic and drainage.

Randy Becksvoort stated that he does not live in the area but appreciates the comments being made by concerned residents.

Following discussion, **a motion was made by Linda Howell and seconded by James Lorence to approve the Voetberg Rezoning Request contingent on it being in compliance with the application submitted, with all federal, state, county and township laws and ordinances and the verbal representation provided at this meeting and in the minutes.**

Cook explained the motion is only on the table for purposes of discussion. There is not a specific proposal here so can only act on whether R-2 zoning is appropriate for this parcel.

Becksvoort asked for clarification on the lot road frontage and number of units allowed. Meshkin responded roughly if it is zoned R-2 it allows single family and two-family dwellings each requiring a different amount of area; a single 12,500sf and two-family 25,000sf with 100' and 125' road frontage. The ordinance is structured differently for condos regarding density per acre, road right of way and green space. The schematic submitted showed 31 dwellings, half single half duplex but it cannot be accurately calculated without a specific drawing and request.

Howell asked that Paul Smith, Township Assessor, provide details of the Heritage Meadows and Deerview Condominium developments for purposes of comparison.

Cook said if it passes, he would be very concerned with maintaining single-family dwellings and the drainage issues as he would want to keep it within the character of the community. This is a straight frontage parcel and presents a visual right along the road unlike other condo developments in the township.

**Chairman Cook called for a roll call vote on the motion. Becksvort aye, Cook aye, Howell aye and Lorence aye. UNANIMOUS DECISION – MOTION APPROVED**

Cook invited the residents to attend the Township Board meeting and if and when there is a public hearing for a proposed development.

Meshkin said if the developer submits an application for a P.U.D., residents within 300 feet will be notified by mail and a notice is published in the Sentinel. The submitted plan would be available at the Township Hall for public review.

#### B. ETTERBEEK SITE PLAN REVIEW

Leslie and Jeffrey Etterbeek, owners or agents of property located at 6721 S. Cherry Street in Castle Park, Holland, MI, that being tax parcel #0311-380-027-20 requests review and approval of site plan to construct a new single family home to replace the existing residence on this property. This request has been withdrawn.

#### C. DEJONG SITE PLAN REVIEW

Bob and Mary Jo DeJong, owners or agents of property located at 902 Indiana, Holland, MI, that being tax parcels #0311-260-420-00, #0311-260-421-00 and #0311-260-422-00 requests review and approval of site plan to construct a new single family home to replace the existing cottage on this property.

Bob DeJong, the applicant explained the proposed plan noting that the DEQ permit has been issued on a site plan that is larger than the proposed actual structure will be. The other change is there is quite a ravine on the property so the south portion of the building will go to the north, farther away from the ravine. The water runoff will have two storage areas in opposite corners of the house. The new structure will occupy the current footprint area. All variances for setbacks have been approved.

Following discussion, **a motion was made by Linda Howell and seconded by James Lorence to approve the DeJong site plan contingent on meeting the criteria in Section 38.487 and 38.65 and in compliance with the application submitted, with all federal, state, county and township laws and ordinances, receipt of DEQ permits, ZBA variance approvals and the verbal representation provided at this meeting and in the minutes. Chairman Cook called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

#### D. MONHOLLON SITE PLAN REVIEW

Bill Monhollon, owner or agent of property located at Lot #12 Indian Pipe Subdivision, Holland, MI, that being tax parcel #0311-346-012-00 requests review and approval of site plan to construct a new single family home on this property.

Bill Monhollon represented his client the Carrs. Cook asked if a DEQ permit is needed and Monhollon responded that it is not necessary in this area.

Cook asked if variances were necessary. Meshkin stated that much research has been done on the Muzzy Farm P.U.D. which was approved for 16 home sites but an amendment combined lots 15 and 16 and the site plan was approved as such. That site plan had building envelopes less than our setbacks. The Planning Commission did approve that site plan but if any applicant has to have less than the required in the R-1 district, it would have to go to the Planning Commission and not the ZBA. The house location has been adjusted to best fit the lot. In one area there is a 30' not 40' required set back but all other sides exceed the required. There are some very large trees the applicant is trying to save. The home is made to fit the lot to the best of the ability and no variances are needed.

Cook asked about the landscaping and Monhollon said it will be natural landscaping with beach grass and current vegetation.

Following discussion, **a motion was made by Randy Becksvoort and seconded by Linda Howell to approve the Monhollon site plan contingent on meeting the criteria in Section 38.487 and 38.65 and in compliance with the application submitted, with all federal, state, county and township laws and ordinances the verbal representation provided at this meeting and in the minutes. The motion was amended by Randy Becksvoort and seconded by Linda Howell to amend the motion to include all conditions of the original P.U.D. Chairman Cook called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

#### E. LAKETOWN SPECIAL USE REQUEST

Laketown Township, owner or agent of property located at 6596 138<sup>th</sup> Avenue, Holland, MI, that being tax parcel #0311-028-002-10, requests a special use permit to construct a solar array on this parcel.

Al Meshkin represented Laketown Township to regarding the proposed construction of a solar array that would exceed the maximum 6-foot height allowed where above ground utilities are present. The center point supporting the array is about 4-feet tall but the panel tilt could cause it to go over 6 feet. The size of the area needed for placement is approximately one third of an acre which would be in the former soccer field on the northwest portion of the property. The array would be constructed by a third party vendor through a unique arrangement that would allow residents to buy into the solar array. There is a similar solar array located in Traverse City. Depending on time of the year, this array will either make excess energy to be sold back on the grid or other times of the year it would be insufficient and we would have to buy off the grid. The amount used and sold would likely balance to provide energy for the Felt Estate throughout the year.

Chairman Cook opened for public hearing.

Ed Menken of 6341 144<sup>th</sup> Avenue asked if approving the special use permit will set precedence so he could put one on his property, too. Meshkin said the ordinance differentiates a residential use and we have some in the township now that do not require a special use permit.

Lisa Cruz of 4705 Cardinal Lane asked if the solar panels will be for the Felt Mansion only. Meshkin said the power generated will be used for the Felt Estate and any excess would go back onto the grid. Cruz asked what it would do to the environment. Meshkin said it would actually reduce the carbon load in the environment and the structures do not move so it would not affect the bird activity. Cruz asked about the maintenance of the structure and Meshkin said it is next to none because the tilt will allow for rain and snow to slide off.

Cook confirmed that the special use is not for the solar panels but for the height which could exceed 6 feet.

Following discussion, **a motion was made by Linda Howell and seconded by Randy Becksvoort to close the public hearing. Chairman Cook called for a vote on the motion.**

**UNANIMOUS DECISION – MOTION APPROVED**

Becksvoort asked if this will cost the township any money and Meshkin said zero dollars capital outlay – no purchase. We would be agreeing to purchase the power at 11 cents per kilowatt hour versus 13 cents that Consumers Energy charges. There is a locked in increase of 2.5% per year for 20 years where future increases from Consumers are unknown. The money paid for the power is distributed among residents who choose to buy into the system. The operation would take a portion of that for the building of the system. The purchase agreement is still being worked through but ideally, after 20 years the township would own it free and clear. The Michigan Energy Plan is all being reviewed. How that effects this program may affect how this plays out so safeguards have been put in place. Becksvoort expressed concern over owning outdated technology if the equipment is purchased. Meshkin said it is the option not the requirement and chances are it will still be a viable electric producer. Cook said the business reason is not within the requirements of our special use criteria.

Becksvoort questioned it being in a public park and Meshkin said it is public property not a public park. Becksvoort asked public as in township or state? Meshkin responded public as in world; anyone can come to enjoy our property. Howell asked the ordinance pertaining to security fencing. Meshkin said there is nothing hazardous or dangerous and a fence will not deter vandalism.

Following discussion, **a motion was made by Linda Howell and seconded by James Lorence to approve the Laketown Township Special Use Request contingent on meeting the criteria in Sections 38.91 and 38.611 and in compliance with the application submitted, with all federal, state, county and township laws and ordinances and the verbal representation including the question of security fencing provided at this meeting and in the minutes. Chairman Cook called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

## ARTICLE V. CITIZEN COMMENTS

Al Davis expressed his displeasure with the committee who went against what everyone said in this room. This future plan is just a future plan and maybe 20 years down the road this whole thing would be different. Cook said we don't act in a vacuum. If someone makes a request we have to act on it and we do not make up the rules by ourselves – there is a body of rules that we have to consider and we are not at the end of this process. He invited Mr. Davis to attend the Township Board meeting to further express his concerns.

Jim Johnson of 6143 146<sup>th</sup> stated he thinks the proposed interpretation of an accessory building defeats the purpose as it was written to protect neighborhoods from actions of those outside of the township.

Bob Keefer of 6129 146<sup>th</sup> stated that a 2,400 sf building will not be harmonious with the neighborhood and should not be allowed. Cook said his proposal is only in the nature of the ordinance and not the specific proposal that is still before this board.

Bob DeBoer of 5971 144<sup>th</sup> Street expressed concern about Chef Container putting in this composting when it starts breaking down grass it is wet it will affect the air or water. He questioned if the minimum distance from neighboring property requirements is being met according to the DEQ rules. Cook said it would have to be all the way in the back where existing composting is being done. DeBoer feels this area is too small for what he wants to be doing. Most composting operations are a whole lot bigger and more in farmlands not by residential housing. DeBoer also expressed concern with water runoff and contaminants getting into the drinking water.

## ARTICLE VI. ADJOURNMENT

**A motion was made by Randy Becksvort and seconded by Linda Howell to adjourn the meeting at 9:44pm. Chairman Cook called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**