

Sumpter Township
Planning Commission
February 11, 2016
7:00 pm

Meeting called to order at 7:00 pm by Chairman Stalmack, showing present: Bardell, Belinski, Borden, Clark, Stalmack, Oddy, Pokerwinski. Excused absent: Cichewicz. Also showing present Deputy Clerk J. Hoffman and approximately 4 residents.

4. Minutes: Motion by Oddy, supported by Belinski to approve Planning Commission Minutes of January 14, 2016. Motion carried unanimously.

5. Old Business:

A. Master Plan Update.

Planner Matt Lonnerstater addressed Planning Commission board in regards to the Master Plan surveys. He informed the board that forty-four (44) online surveys were completed and he handed out a summary of those online surveys. The (hard copy) surveys that were turned into his office are not included in the on-line summary. Once he goes through those surveys he will record the results and incorporate them into the document.

Next Planning Commission meeting Planner Lonnerstater will like to go over the first couple of chapters in the Master Plan. Planner Lonnerstater feels its best for the Planning Commission to be hands on with the Master Plan and to spend time on it. He will make sure to have it in the packets for Planning Commission to read over and be able to discuss at next meeting.

6. New Business:

A. Coal Tar Presentation by Mr. Dave Wilson

Mr. Dave Wilson gave a very informative presentation on Coal Tar and the harmful effects that it can have on humans and the environment. Studies by the U. S. Geological Survey have identified coal-tar based sealcoat - the black, viscous liquid sprayed or painted on asphalt pavement such as parking lots - as a major source of polycyclic aromatic hydrocarbon (PAH) contamination in urban areas for large parts of the Nation. Several PAHs are suspected human carcinogens and are toxic to aquatic life.

Mr. Wilson shared that there are several alternatives that have lowered or have no PAH content. These alternatives are Asphalt-based sealcoat that have 1/1000th the PAH content of coal tar, and the cost is about the same amount. Also there are acrylic and latex based options. A person may choose not to seal the asphalt surface as well.

Bardell asked how long does it take to rid of Coal Tar? Mr. Wilson responded with the answer about ten (10) years.

Stalmack questioned what does the county use when filling pot holes? Ms. Esselman answered that Coal Tar is not used to fill pot holes, Coal Tar is used more for parking lots.

Belinski asked is it more for the appearance of the parking lots? Ms. Esselman responded with a Yes, it is more for appearance than for anything else.

Oddy asked the question is there any research on Acrylic or Asphalt having different health problems than Coal Tar? Mr. Wilson stated that No, not changing one bad thing for another bad thing.

Clark question do we know what was used on the Township parking lot?

Resident Toni Clark spoke and stated that what was placed down in the Township parking lots had a smell and that she had a concern about it because she lives right next door to the Township. She suggested that the next application process when sealing the parking lots

is they should have to come to the Township and tell what exactly they are putting down when doing the parking lots.

Oddy spoke for Planning Commission in thanking Dave Wilson and Rebecca Esselman for bringing the Coal Tar presentation to the Planning Commission meeting.

7. Open Floor:

A. Jerry Pasek of 21559 Sumpter Road spoke on the rezoning of 21620 Sumpter Road. He voiced his concern of the project and stated that he doesn't have any faith in it. He said that the company started demolition to the inside of the building and then they were stopped. After being stopped they went to the Township and applied for permits, the demolition started again. Oddy explained that they had to tear out some walls to be able to see how large it is, but make sure that the building department upholds the standards laid out. Bardell asked Why are residents allowed to continue living there still when demolition is going on? There could be an accident. Oddy asked what type of permit was given for this? Planner Lonnerstater stated that Tim Wright did the permit not himself.

Borden asked Planner Lonnerstater if he had stated that the owner would have to have a site plan? Lonnerstater stated that they now can see how many units will fit there. Now the company must submit official plans from a registered state engineer and they must submit building plans. Oddy stressed his concern that they have already started a demolition without a permit they have the propensity to ignore what we tell them. Lonnerstater stated as far as we are concerned the only thing that has been move forward with is the Multi-family residential zoning.

Motion by Oddy, supported by Clark for the Building Inspector to inspect 21620 Sumpter Road to check the integrity of the multi-family building. Motion carried unanimously.

B. A small discussion on how the marijuana process happens with in the Township and the role Planning Commission plays in that process. Board discussed for Planner Lonnerstater to begin drafting the marijuana zoning ordinance for the Industrial Area.

8. Adjournment

Motion by Oddy, supported by Bardell to adjourn at 8:40 pm. Motion carried unanimously.

Respectfully submitted,

Janet Hoffman
Deputy Clerk