

Planning Commission
Meeting Minutes
November 18, 2010

Special Exception Use Permit 46569 Arkona, 81-130-99-0001-000

Meeting called to order at 7:08 pm by Chairman Stalmack.

Pledge of allegiance followed.

Roll call: Present; Walker, Kennedy, Stalmack, Swinson, Boelter, and Denise Komora c/o Ester Hurst

Excused Absent: Cichewicz,

Absent: Borden, Oddy, and Clark

Approximately 10 residents were present.

Motion by Kennedy, supported by Walker to approve the minutes of the October 14, 2010 meeting. Motion carried unanimously.

Motion by Walker supported by Kennedy to open the Public Hearing at 7:12 pm. Motion carried unanimously.

Mr. Alexander (petitioner) presented himself to the Planning Commission members regarding the construction of a recreation pond on his 10-acre parcel. He stated that the intention of this pond is for recreation, such as fishing, and for drainage of his property. He stated that the pond is approximately 20 feet deep. Currently he is 80% complete. However, there is a stop work order in place until the appropriate documents are approved.

Commissioner Stalmack asked Mr. Alexander if he had a Certified Survey. He indicated that all he had was engineered drawings.

Commissioner Stalmack also stated that he would need to obtain a certified survey with the appropriate set backs accordingly to the Township Ordinance. Along with this submittal he will need to have approval of a Soil Erosion Permit through the MDEQ and a grade change permit through the Building Department.

Member Kennedy asked Mr. Alexander what needs to be done to complete this project. Mr. Alexander stated that the pond is in the process of being excavated, however, he will need to adjust the survey to be in compliance to the letter submitted by METCO Engineers. The requirements from METCO require Mr. Alexander to install fencing, and an earth berm, also to show drainage patterns.

Member Kennedy stated that there is a discrepancy with the information that METCO provided whereas the setbacks on the ordinance state 30 feet and METCO suggested 100 feet. This information needs to be clarified by METCO.

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Resident Anthony Burdick of 46401 Arkona submitted a letter to the Planning Commission stating he had no objection to this pond as long as Mr. Alexander obtained all permits and followed all requirements.

Resident Frank Bogensic of 46901 Arkona stated that he had no objections however he was concerned with the certification of the surveying company that Mr. Alexander had obtained.

Resident Perry Mackall of 46297 Arkona stated he is in favor of this pond. He believes that with this pond it will help surrounding parcels to drain.

Resident Bill Hamm stated his concerns regarding the condition of the pond water after construction. He was concerned that the water could become stagnant and create mosquitoes.

Motion by Swinson, supported by Kennedy to table the special exception use permit until December 9th 2010, whereas, Mr. Alexander needs to obtain a certified survey with all requirements along with a grade change permit and until METCO Engineers can clarify the set back requirements. Motion carried unanimously.

Motion by Kennedy supported by Swinson, to close the public hearing at 8:20 pm. Motion carried unanimously,

Motion by Boelter, supported by Kennedy to adjourn meeting at 8:22 p, Motion carried unanimously.

Respectfully submitted
Denise Komora
Sumpter Township
C/O Esther Hurst