

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Tuesday, March 12, 2024 --- 7:00 p.m.

Big Rapids Township Hall, 14230 Northland Drive, Big Rapids, MI 49307

I. CALL TO ORDER: 7:00 P.M.

Chairperson Amanda Wethington called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, March 12, 2024 at 7:00 p.m.

II. ROLL CALL:

Present: Zach Cook, Jerry Everett, Gordon Oliver, Jeff Oosterhouse, Mark Sweppenheiser and Amanda Wethington. Mary Davis was absent. The record shows there is a quorum. Also present: Timothy Kleinheksel, Zoning Administrator and Recording Secretary.

III. CONFLICTS OF INTEREST:

Mrs. Wethington asked if any of the Commission members had known conflicts of interest with any of the items on the agenda for this meeting. No one indicated that a conflict of interest existed.

IV. MINUTES:

Mrs. Wethington asked the Commission members to review the minutes of the February 13, 2024 meeting. Mr. Oliver made a motion to approve the February 13, 2024 minutes as submitted. Mr. Everett supported the motion. There was no further discussion. The motion passed unanimously with six ayes.

V. PUBLIC HEARING SUP24-001 RIETH-RILEY:

Mr. Gary Schenk, attorney for Rieth-Riley, introduced the mining project stating the 20 acre parcel is directly North of the existing Taft pit. Highlights of the project: excavation planned for 12 acres of the parcel, no additional truck traffic, entrance will be off the existing drive on the Southeast corner of the parcel, the entrance off 16 Mile Road will be gated and will not be used for truck traffic. Mr. Chad Waldo, manager for Rieth-Riley and Dean Geers, Associate Director for Atwell Engineering presented further details of the project from the site plan drawings. Two options of the site plan were displayed and detailed – Plan A having barrier berms on three sides of the property while Plan B has berms on the East and West sides with natural barrier of forest and vegetation on the North boarder of the property. Other features and details of the project were highlighted during the presentation.

Mr. Leland Carlson, homeowner on 16 Mile Road, stated he purchased the house in 2009 and has improved the property including a swimming pool. Mr.

Carlson concerns include noise, dust and decreased property value. Mr. Timothy Conley, homeowner on 16 Mile Road, stated his concern was answered by the fact that the North entrance would be gated and will not be used for truck traffic.

After discussion between the Planning Commission members and those present, it was pointed out that a report from the Township Engineer was not presented and Mr. Sweppenheiser made a motion to table the public hearing for SUP24-001 Rieth-Riley mining application. Mr. Oosterhouse supported the motion. The motion passed unanimously. Mr. Kleinheksel will contact the engineer for the needed report. Mr. Waldo requested that he be contacted by the engineering firm.

VI. ACTION ON SUP24-001 RIETH-RILEY:

No action was taken at this meeting.

VII. PUBLIC COMMENT:

There was no additional public comment.

VIII. ADJOURNMENT:

Mrs. Wethington adjourned the meeting at 7:47pm.