

**Exeter Township
Planning Commission Minutes
March 7, 2023**

Exeter Township Planning Commission vice chairperson, Robert Post, called the meeting to order at 7:00 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Philip Bruck, Robert Post, Kyle Preston
Absent: David Schafer (excused), Ameer Runyan (excused)
Guests: Lucie Fortin, Township Planner, Mannik Smith Group

Correction / Approval of Agenda:

The Planning Commission members reviewed the meeting agenda. There were no corrections or additions.

❖ **Motion: Roger Bezek, 2nd Kyle Preston:** To accept the meeting agenda as presented.
Motion carried.

Approval of Minutes:

The February 7, 2023 Planning Commission meeting minutes were read at the meeting. Corrected date of next scheduled planning commission meeting in Second Public Comment and struck the word "until" in item 1 in Old Business (improper grammar).

❖ **Motion: Philip Bruck, 2nd Kyle Preston:** To accept the February 7, 2023 Planning Commission meeting minutes as corrected.
Motion Carried.

First Public Comment:

None

Old Business:

1). Sue Hampton, Environmental Engineer with Stoneco, gave a presentation and provided a site plan for their plans to convert farmland (located at the northeast corner of Doty Road and Scofield Road) into a permanent wetland. Stoneco is being required to mediate approximately 17

acres of woods (declared as wetland) by the Michigan Department of Environmental, Great Lakes, and Energy (EGLE). Stoneco will be required to create 2 acres of wetlands for every acre of wetland (in this case woods) destroyed. They will be converting two parcels of property they own and purchase the balance acreage from an existing created wetland. The parcel at Doty and Scofield Road is located within Exeter Township and not the Village of Maybee.

Per the site plan provided, the parcel will have two foot high berm on the perimeter and be sloped (at 0.0001 %) toward the northeast corner of the parcel. This will allow drainage to enter the Ross Drain (a county drain). A "flood control structure" will be installed to regulate outflow into Ross Drain. Approximately 108 "wetland structures" will be incorporated on the parcel including dead trees, stumps, and new plantings. "Wetland structures" are selected to encourage wildlife habitat. The created wetland will not be managed as a "swamp" or be constantly flooded, but is designed to have the soil surface and top-soil remain damp throughout the spring to fall season. The plan will require some top soil to be removed from the parcel.

Stoneco has already received approval from EGLE for this wetland remediation plan and is waiting on Soil Erosion Control permit from the Monroe County Drain Commission.

Stoneco may be required to apply for a Soil Extraction permit from Exeter Township, dependent upon the amount of soil to be remove and where the soil will be hauled to (off site from the parcel).

Exeter Township planner, Lucie Fortin will work with Stoneco (and its representative, Sue Hampton) as the drain commission permit is approved, estimate of top soil will be removed and plans for where it is to be hauled are finalized. Lucie Fortin will advise the Exeter Township Planning Commission (at the April Planning Commission meeting) if this remediation plan can be processed as an "administrative action" rather than needing further review by the planning commission. Planning commission members will be kept informed of the progress. The recommendation to review and process the Stoneco plan as an "administrative action/decision" will need to be reviewed and approved by the Exeter Township attorney.

2). The property owner who purchased the former church property on the north side of Colf Road and east of Sumpter Road appeared before the planning commission. He was seeking further direction on establishing an "automobile recycling operation" (not a scrap yard) on site. He was informed that he would need the proper State of Michigan license(s) and the property (approximately 2.0 acres) would need be rezoned to commercial, and then a Special Land Use permit may be needed from the planning commission. He was also informed that no residential accommodations are allowed in a commercially zoned property.

New Business:

None

Second Public Comment:

1). After the Colf Road property owner had left the meeting, township resident who were present at the meeting inquired about the ramifications of rezoning a single parcel from Ag/Residential to Commercial may “open” that property to other (undesirable) commercial operation if the current owner changes their use or a new owner purchases the property. Placing condition(s) on use of property to approve any re-zoning request was discussed. Commonly known as “conditional zoning” (or “spot zoning”) is not recommended as standard zoning practice.

2). The next regularly scheduled meeting of the Exeter Township Planning Commission will be held on April 4, 2023 at the Exeter Township Hall beginning at 7:00 PM.

❖ **Motion: Kyle Preston, 2nd Robert Post:** To adjourn the meeting. **Motion carried.**
The meeting was adjourned at 8:30 PM.

Respectfully submitted, _____
Roger Bezek, Secretary
Exeter Township Planning Commission