

**CHARTER TOWNSHIP OF CHOCOLAY
PLANNING COMMISSION MEETING
Monday, June 9, 2008 @ 7:30 PM**

I. MEETING CALLED TO ORDER / ROLL CALL

Present: Chairman Albert Denton, Estelle DeVooght, Dennis Magadanz,
Ken Tabor, Kendell Milton, Andy Smith,

Absent: Steve Kinnunen, (excused)

Staff Present: Jennifer Thum, (Planning and Community Development),
Laurie Vashaw-Eagle (Recording Secretary)

II. APPROVAL OF MAY 12, 2008 MEETING MINUTES

Dennis Magadanz motioned to approve the May 12, 2008 meeting minutes as written, seconded by Kendell Milton.

Ayes 6. Nays 0. Motion approved.

III. ADDITIONAL ITEMS/APPROVAL OF AGENDA

Ken Tabor motioned to approve the agenda as written, seconded by Dennis Magadanz.

Ayes 6. Nays 0. Motion approved.

IV. PUBLIC HEARINGS

No public hearings at this time.

V. PUBLIC COMMENT

Stephanie Gencheff, 597 Lakewood Lane, made reference to a letter from the past that she read and discussed with Mr. Seppanen that pertained to the court injunction restricting Blondeau Trucking from any future expansion in the Township.

Al Denton reported that his understanding was that when the letter was written, the Township indicated it would cease the lawsuit that was filed, if Blondeau Trucking agreed to no further expansion. Brendan

Stephanie Gencheff also stated that she believed Blondeau Trucking did not follow procedure at the May '08 meeting by adding a request for additional trucks during their public hearing when it was not on the agenda to be addressed.

Stephanie Gencheff also inquired as to how far down Blondeau Trucking will excavate to address the contamination?

Mr. Denton replied that Blondeau Trucking and their engineering firm will address that issue once the buildings are torn down and they can see what contamination actually exists.

Stephanie Gencheff also asked if the reason Blondeau Trucking was approved to house up to 25 trucks at the May, 2008 meeting was due to the cost of the project?

Mr. Denton stated that Blondeau Trucking is paying for the entire project themselves as they cannot obtain grants, etc. for this type of project and they will need the extra trucks running to help pay for it. Mr. Denton also reported that the ultimate goal is that Blondeau Trucking will clean up the contamination, have less noise, be able to run a better operation and benefit the Township.

VI. OLD BUSINESS

A. SNOWMOBILE TRAIL #417

A letter dated June 3, 2008, from Mr. Schwengel and Mr. Katona from the Alger County Snowmobile and Off-Road Vehicle Association was reviewed by the Commissioners requesting support for Trail #417 for ORV usage. The Alger County Snowmobile and Off-Road Vehicle Association is permitted to put the trail in, but are requesting support from the Township Planning Commission, which would allow Chocolay Township the opportunity to apply for grants for damage restoration, maintenance, law enforcement and safety/education programs. Mr. Schwengel and Mr. Katona did not attend the meeting.

Al Denton motioned and Dennis Magadanz, seconded, to support the request for Snowmobile Trail #417 for ORV usage.

Ayes 6. Nays 0. Motion approved.

B. BLONDEAU TRUCKING , UPDATE FOR PLANNING COMMISSION

Jennifer Thum presented to the Commissioners for review and questions, a proposed site plan from Trimedia Consultants. Ms. Thum reported that the Michigan Department of Transportation did have Trimedia Consultants change the driveway on the north and add storm gutters and drainage to make sure that the driveway is in compliance with the

ADA standards as well as maintain the bike path. The sewers are still being worked out. Ms. Thum asked the Commissioners if they had any questions involving the site plans thus far. Ms. Thum also asked if the Commissioners had any questions pertaining to the interior or the exterior of the building? There were no questions at this time. Blondeau Trucking also stated that they will not exceed the height requirements stated in the new zoning ordinance.. Ms. Thum reported that she requested this to be submitted in writing. Blondeau Trucking will also close the driveway on the north side of the property.

Ms. Thum reported that the landscape plans are being worked on and she will submit those once they are received. The Commission discussed the drains and the drain schedule and the fencing around the property. Ms. Thum also pointed out that she will speak to them pertaining to no handicapped parking being shown on the site plan, which is a requirement.

Al Denton reported that David Blondeau is working closely with the Township to make sure everything will be in compliance with the Township Ordinance.

C. ENGINEERING RFP

Jennifer Thum reported on the RFP proposals that were submitted. Ten requests were sent out and 4 were received. The proposals received were reviewed and discussed by the Commissioners and Township staff. Township staff is looking for two or three firms to represent the Township for site plan reviews, to review our private roads and on an as needed basis from that point. The firms that the Township staff would recommend are U.P. Engineering and Architects and STS Consultants. If a third firm is needed, ECI of Ishpeming would be considered.

Ken Tabor, motioned, Dennis Magadanz, seconded, that the Planning Commission support the decision to hire the following consultants, STS Consultants and U.P. Engineering and Architects “on an as needed basis,” to serve as our Engineering firms for site plan review and private road inspections.

Ayes 6. Nays 0. Motion Approved

VII. NEW BUSINESS

No new business to address at this time.

VIII. PUBLIC COMMENT

(See Section V) Public Comment listed above)

IX. COMMISSIONER’S COMMENTS

Al Denton stated that he would like to make a recommendation seconded by Dennis Magadan to the Township Supervisor that Estelle DeVooght be reappointed as a Commissioner and Ken Tabor as a Trustee to the Chocolay Township Planning Commission for another term.

Al Denton also reported that the Chocolay Township Bike Registration is scheduled for Friday, June 13, 2008 from 3:00 PM to 6:00 PM under the Township Pavilion. There will also be tours of the newly remodeled Township hall with refreshments.

X. DIRECTOR'S REPORT

Jennifer Thum reported that she informed Neil Jandron from Chocolay Downs that he will need to submit a survey showing where the easement for their project will be. Mr. Jandron must also seek approval from the DNR to cross the snowmobile trail. If the DNR doesn't approve his request to cross snowmobile trail, then he will have to start over looking for another entrance/exit for the proposed Chocolay Downs project.

Ms. Thum reported that she met with Moyle Development the company whose site plan was previously approved to construct the McDonald's Restaurant and an additional building that could house approximately 5 businesses. Moyle development will be attending the July Planning Commission meeting to resubmit their plans for re-approval as the first approval has expired. Ms. Thum reported that they also may be looking for approval of additional buildings.

Jennifer Thum and Al Denton will be attending a workshop at Northern Michigan University on 6/10/08 titled "The Michigan Planning Enabling Act" and will report back to the Commission what they learned.

The Martin's Home Occupation appeal has been submitted and the Township is waiting on Judge Weber's decision.

Ms. Thum also reported that the proposed Pedestrian Tunnel is tentatively scheduled to be on the August meeting agenda.

XI. INFORMATIONAL ITEMS AND CORRESPONDENCE

- A. Suggested Wording for Home Occupation Ordinance, please read.
- B. Minutes from Pedestrian Tunnel Design Meeting

XII. ADJOURNMENT

As there was no further business to discuss, Estelle DeVooght motioned, Al Denton seconded to adjourn the meeting. The meeting adjourned at 8:05 p.m.

Albert Denton, Chairperson