

Port Sheldon Township Planning Commission
June 28, 2017

Van Malsen called the meeting to order at 6:00 p.m.

PRESENT: DeLeeuw, Monhollon, Petroelje, Stump, Timmer, Van Ginhoven, Van Malsen

STAFF: Davis, Moore

Motion by Monhollon to approve the minutes of the May 24, 2017 meeting, supported by De Leeuw and carried.

PUBLIC COMMENTS: Diana Sweeney asked why the minutes of the last meeting are not posted on the township website yet. Moore explained that the minutes are not posted to the website until they have been approved but that draft copies are available at the township office for review prior to approval.

PUBLIC HEARINGS:

1. Special Use Application from Brandon Bos to dig a pond on parcel 70-11-22-451-003, 6571 Holly Drive. Moore summarized the request and reviewed the township pond requirements. Van Malsen questioned the depth to width of the pond, if the pond was wide enough to get 8 feet deep or more with the slope required in the Zoning Ordinance. Van Malsen reviewed the public hearing procedure. Applicant Bos stated the depth would be 7.5 – 8 feet; he plans to aerate or install a fountain to keep water moving, and said that he can make the pond longer to help with the depth.

Neighbor Gordon DePree commented that everyone in that area has shallow wells and he is concerned about his water supply. Moore explained that a pond this small would probably have no effect on the groundwater level, and that the bottom of the pond would be above the depth of wells.

Neighbor Roy Harris commented that his well is 20 feet deep, he is concerned about his well and evaporation from the pond affecting the water table. He also noted that the Holly Drive drain system that has not been maintained. Harris wants assurance that the pond will not affect his well.

Van Malsen suggested getting an elevation map showing where area wells are in relation to this proposed pond, but noted that the shallower wells might not show up on the map. De Leeuw had a topographical map from Ottawa County GIS that the commissioners reviewed.

Harris commented he hoped the pond would be centered away from his property line. Moore and Davis stated that the ordinance requires a 30 foot set back and the site plan Bos provided meets that standard.

Van Malsen said he can go 60' wide to get correct depth, wanting a deeper pond to prevent stagnation. Bos said it wasn't feasible to go much wider due to the topography.

Applicant Bos said he can move the pond over as much as he can but doesn't want to remove many more trees; he can make it about 10' wider.

DePree expressed concern about the water table, there is already standing water, even if the pond is not deep enough aerating will help but he prefers that the pond be the correct depth. Petroelje asked about chemicals to deal with weeds and mosquitos. Bos and DePree prefer not to use chemicals.

Van Malsen closed the public hearing. Davis had no comments. Moore stated the Ordinance requires a 1:4 slope to a depth of 5', then the slope can be steeper after that. Stump asked what Bos plans to do with the

sand; he responded said that some sand will probably be hauled off site. Van Malsen and Moore noted that that the application indicated all sand would remain on site, so this changes the application. Moore advised Bos that a permit will be needed to remove sand from site if the application is approved. Van Malsen said the applicant should return with more information next month.

Motion by Petroelje to table this request until the applicant provides more information and fills out proper application to address the removal of sand from the site, supported by Van Ginhoven and carried.

UNFINISHED BUSINESS:

Moore informed the Commission that the Lokkers are moving forward and tying up loose ends regarding their request for a storage facility and auto repair shop on Butternut Drive, and indicated that they will be back next month. **Motion by Timmer to table the Lokker special land use and site plan request again until the July meeting, supported by De Leeuw and carried.**

2. MASTER PLAN

Moore informed commissioners that the master plan has been distributed to adjacent municipalities. We can schedule a public hearing on the master plan in July, and then recommend to the township board for approval.

Van Malsen adjourned the meeting at 6:45 p.m.

Lori Stump, Secretary