

MINUTES
SUMMERFIELD TOWNSHIP PLANNING COMMISSION
December 13, 2021

The regular November meeting of the Summerfield Township Planning Commission was called to order on December 13, 2021, by Chairperson Amy Reiter at 7:00 pm.

ROLL CALL: Amy Reiter, David G. Grude, Mark Strahan, Dick Koraleski and Joe Stanger were present.

AGENDA: Upon motion of Amy Reiter, seconded by Mark Strahan and by unanimous approval, the Agenda as written was approved.

APPROVAL OF MINUTES OF NOVEMBER 8, 2021, REGULAR MEETING: Upon motion of Amy Reiter, seconded by Dick Koraleski and by unanimous approval, the minutes from the regular meeting on November 8, 2021, were approved.

CORRESPONDENCE: NONE

OLD BUSINESS:

a. Public Hearing for Special Use/Rezone for excavation on Ida West - Chairperson Amy Reiter opened the public hearing at 7:10 p.m. Chairperson Amy Reiter read the public hearing notice into the record which was posted on November 23, 2021.

Salenbien and Salenbien LLC has requested a Special Use/Rezone for its property located at the intersection of Ida West and Summerfield Road, being Parcel Number 5814-102-006-00. It is Applicant's intent to extract sand creating two lakes/ponds, one being 4.5 acres and the second being 12.2 acres. The excavation(s) will take approximately five years to complete. The haul route will be Ida West to US 23. This will be a wet dig meaning water will not be pumped from the site. Andrew Salenbien appeared and answered questions as well as the LLC's representative, Mannik Smith Group. Approximately 25% of the Applicant's parcel will be excavated, the remainder being the Salenbien's residence and agriculture. The rezone requests are consistent with the parcel's adjacent properties. There would remain 500' from the centerline of Summerfield Road for the C-2 rezone and 333' from the centerline of Ida West road as to the R-1 requested.

The recommendation of the Summerfield Township Planning Commission are as follows:

1. As to the rezone, upon motion of Amy Reiter, seconded by Mark Strahan and by unanimous approval, the requested rezones will be recommended to the Summerfield Township Board. Said application will be forwarded to the Monroe County Planning Commission for review and its recommendation will be forwarded to the Township Board.

2. As to the excavation requests, upon motion of Amy Reiter, seconded by Joe Stanger and by unanimous approval, the matter is to be tabled until further notice but no later than the January 10, 2022, Planning Commission meeting. The following information should be provided to the Summerfield Township Planning Commission before the next meeting date, to wit:

Paperwork issues:

- Correct proposed haul route
- Show fencing as required
- Name and address of other principal in Salenbien & Salenbien LLC

Drawing issues:

- Specify which monitoring well is the parent well
- Provide beach area location for each lake
- Internal circulation, parking, etc.

Missing information:

- Detailed reclamation plan, including a per acre dollar estimate to restore
- Planting/landscape plan
- Location of Petroleum based product storage area, location of trash receptacle

Upon motion of Amy Reiter, seconded by Mark Strahan and by unanimous approval, the public hearing closed at 8:20 p.m.

NEW BUSINESS: None

NEW BUSINESS FROM FLOOR: None

The next regular meeting for the Summerfield Township Planning Commission will be Monday, January 10, 2022, at 7:00 p.m.

There being no further business, upon motion of Amy Reiter, seconded by Mark Strahan and by unanimous vote, the meeting was adjourned at 8:30 p.m.

David G. Grude, Secretary