

CALL TO ORDER

The regular October 1, 2015 meeting of the Buchanan Township Board of Trustees was called to order by Supervisor Malinda Cole-Crocker at 7:00 p.m.

Members Present: Malinda Cole-Crocker, Supervisor; Cathy Ganus, Clerk; Janet Dehring, Treasurer; and Thomas VanAntwerp, Trustee.

Members Absent: Lynn Ferris, Trustee.

Others Present: No township residents; one (1) staff; and no members of the press.

PLEDGE OF ALLEGIANCE

The *Pledge of Allegiance* was recited by those in attendance.

APPROVAL OF MINUTES

The minutes of the regular September 17, 2015 meeting were approved as presented.

ADDITIONS / CORRECTIONS TO AGENDA

None.

BRIEF PUBLIC COMMENT – AGENDA ITEM

None.

CORRESPONDENCE

None.

TREASURER’S REPORT

Motion by Dehring, second by Ganus, to approve General Fund direct deposit # 75 - 89 and 96 and check # 9772 to and including check # 9787 totaling \$39,237.15 as well as Fire Fund direct deposit # 90 - 95 and check # 5963 to and including check # 5970 totaling \$3,509.66. Roll call vote showed unanimous approval, motion carried (4-0).

REPORTS

Fire Report – Tim Jesswein – on file

Motion by Ganus, second by Dehring, to approve the appointment of Kenneth Pierce as a probationary firefighter for a one-year period. Voice vote showed unanimous approval, motion carried (4-0).

Motion by Ganus, second by Cole-Crocker, to allow Kenneth Pierce to attend Firefighter I & II training with the Township covering the cost of registration in the amount of \$350. Roll call vote showed unanimous approval, motion carried (4-0).

Zoning Board of Appeals Report – Lynn Ferris – tabled until next meeting

Planning Commission Report – Janet Dehring – to be discussed under New Business

UNFINISHED BUSINESS

None.

NEW BUSINESS

Madron Lake Boat Launch Removal

Motion by Ganus, second by Cole-Crocker, to approve the removal of the Madron Lake Boat Launch by Mike Payne Sand & Gravel at a cost not to exceed \$160. Roll call vote showed unanimous approval, motion carried (4-0).

Snowplowing Services

Discussion ensued regarding snowplowing services for the upcoming year. The contract with Adam Byrdak expired with the 2014 season. Since the current Board cannot commit the future board to any long-term contracts, the term of this contract must be for a one-year period.

Motion by VanAntwerp, second by Cole-Crocker, to contract with Adam Byrdak for snowplowing services for the 2015-2016 season to include unlimited push with salt application at a cost of \$2,000 for the Township Hall and \$2,300 for the Fire Department. Discussion ensued and VanAntwerp and Cole-Crocker then rescinded this motion.

This item was then tabled to allow other contractors to submit an RFP.

Rynearson Road Booster Station – Pump # 2 Additional Work

Pump # 2 at the Rynearson Road Booster Station has been pulled and visually inspected. During the process of the impeller getting to this condition, it became unbalanced and put excessive and unbalanced load on the bearings in the Hydro-Constant. These bearings are now loose/sloppy and cannot hold the impeller in place. To correct this situation will require additional labor to disassemble the Hydro-Constant with costs not to exceed \$1,604.

Motion by Dehring, second by VanAntwerp, to approve the expenditure of \$1,604 for the Rynearson Road Booster Station impeller repair. Roll call vote showed unanimous approval, motion carried (4-0).

Cole-Crocker went on to state that she had checked with the engineer who was involved with the initial project regarding the need for the larger pump. It had been suggested that the larger pump was required to allow for water flow to the Southeast Berrien County Landfill in the event of a fire. Cole-Crocker advised that there is no direct correlation of the pump size to the Landfill.

Future Land Use Map Amendment – Set for Public Hearing – removed from the agenda – informational only

Resolution # 2015-17 – Life Action Ministries SLUP Site Plan Amendment

Life Action Ministries has submitted an application to adjust both their Master Plan and Phasing Plan associated with the previously approved Special Land Use for the existing Life Action facility. This request is consistent with the terms of approval of the original Special Land Use in 2009 which incorporated a Master Plan for the entire facility and a Phasing Plan for its development and included a stipulation that the Master Plan may be refined and adjusted from time to time through simple site plan review, rather than requiring an amendment to the Special Land Use Permit. The Master Plan and Phasing Plan constitute the project site plan and both were understood to be subject to adjustment. It should be noted that the nature of the Special Land Use is not changed by the proposal and there is no need to amend the Special Land Use approval.

NEW BUSINESS (continued)

Resolution # 2015-17 – Life Action Ministries SLUP Site Plan Amendment (continued)

The revised Life Action Camp Master Plan, with the latest revision date of August 21, 2015, would replace the previously approved plan. The new Master Plan is adjusted to reflect the replacement of the maintenance facility parking area adjacent to the maintenance building with six (6) bunkhouses and three (3) training suites. In the original and previous Master Plan, this area included a maintenance parking area. The applicant has indicated that this parking area was intended to be used to park semi-trucks, but that existing parking in other locations on the property are adequate for their needs.

The revised Life Action Camp Phasing Plan, with the latest revision date of August 21, 2015, would replace the previously approved plan. According to the revised phasing plan, two of the training suites will be built and ready for occupancy by June, 2016 and the remainder of the facilities will be added over the next couple years. Within about three years, all 10 structures will be completed.

The proposed units are likely to continue to be occupied on an intermittent and seasonal basis in accord with the programming of the ministry. While the increase of six bunk houses and three training suites may seem a significant change in the intensity for the development, in the context of the intermittent occupancy and the entire 240 acres occupied by Life Action Ministries, this would be considered a negligible change. The applicant has also indicated that the bunkhouse units will be served with on-site septic systems that must be constructed to Health Department standards to assure groundwater is protected.

The Buchanan Township Planning Commission recommended approval of the site plan amendment.

Motion by VanAntwerp, second by Dehring, to approve Resolution # 2015-17 – Life Action Ministries SLUP Site Plan Amendment as presented. Roll call vote showed unanimous approval, motion carried (4-0).

Resolution # 2015-18 – Padnos SLUP Site Plan Amendment

Padnos is seeking to amend the existing special land use and construct a 37' 4" stockpile shelter in the middle of the 12.4-acre subject property for the purpose of storing used steel parts out of the elements to prevent oxidation. The proposed stockpile shelter would be constructed with a reinforced concrete base covered by a pre-engineered fabric roof structure. A residual fluid holding tank is proposed that will hold any residual fluids that come from the metal.

The Planning Commission recommended approval with the following conditions:

1. The applicant shall maintain all required stated, federal, and local permits and operational plans at all times. The applicant shall furnish all such permits and plans to the Township any time they are re-issued, updated, or re-approved, as long as the Padnos facility is in operation.
2. The applicant shall comply with all local, state, and federal regulations regarding groundwater contamination, storm water, and hazardous materials.
3. Any deviations or modifications to required permits or operational plans shall be disclosed to the Township. Such modifications may require an amendment to the site plan or special land use permit in accordance with Section 23.07 and/or Section 24.01(F) in the Zoning Ordinance.
4. The applicant shall provide a list of current activities and processes in place at the facility.
5. The stockpile shelter shall be constructed as a permanent structure that does not move around the site.

NEW BUSINESS (continued)

Resolution # 2015-18 – Padnos SLUP Site Plan Amendment (continued)

6. All conditions of the 2014 Special Land Use approval shall remain in effect.

Motion by VanAntwerp, second by Dehring, to approve Resolution # 2015-18 – Padnos SLUP Site Plan Amendment as presented. Roll call vote showed unanimous approval, motion carried (4-0).

ANNOUNCEMENTS

- Niles Apple Festival Parade – October 3, 2015 1:00 p.m.
- Buchanan Township Firefighters Fish Fry – October 24, 2015

CITIZEN COMMENTS – NON-AGENDA ITEMS

None.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 7:55 p.m.

Cathy A. Ganus
Buchanan Township Clerk