

TOWNSHIP OF FREMONT
COUNTY OF TUSCOLA
MAYVILLE, MICHIGAN 48744
Planning Commission SLU Meeting

September 28, 2021

Board Present: Ken Bragg, Greg Eggert, Rose Ann Laskowski, Tyler Ireland Brandon Blatt and Kyle Thom. **Board Absent:** Kim Vaughan

Guest Present: Jennifer Miller (SLU Applicant), Alexander Choi, Tom & Ellen Turner, Wayne & Caren Bamberg, Steve Walton, Dwight & Pat Berridge, Welcome Baldwin Jr, Robert E. DeMaggio, Dale Roper, Kerry Penland, Loi Penland, Scott Bradway, Matt, Blatt and Amy Holbrook (recording secretary).

Special Land Use Meeting opened at 7:00 p.m.

Motion made by Eggert, seconded by Ireland to approve the minutes from the August 31, 2021, meeting as presented – motion carried.

Bragg stated that the meeting was being held per Usko Farms / Jennifer Miller's request. She would like to renew her special land use from 2019 to remove rocks and stone from a 30 acre parcel at 2166 Brown Road. Tax ID# 011-032-000-3000-01.

A Resident stated that they were concerned about the truck route. Another Resident wondered if they were just moving rocks for personal use why they needed to move it off the property. Bragg stated that Jennifer Miller would explain later in the meeting. A Resident asked if she owned the mineral rights. Another Resident commented that they did not think that Leix Road was a good haul route. Jennifer Miller stated that she does own the mineral rights and that the Leix Road haul route was recommended by the Road Commission. She stated that they would be using the material for their own projects but they would be off-site projects. She stated that she does not intend this to be a commercial operation. She also stated that she was willing to provide a bond but needed to know who to make the bond out to and also the amount of the bond. She stated that she is not using this material for commercial selling; it is just for personal projects. Thom asked her what the scope of her operation was and she stated that she could not give him a clear answer because she does not know at this time. It would depend on the projects that she has. A Resident commented that Jennifer Miller stated in her SLU application that she would be removing the rocks to make the land farmable and yet she is not planning on removing any material until she has a project. Eggert stated that he thinks she should be required to have a bond so that when the SLU expires the land has to be returned to farmable property.

Motion:

Motion made by Eggert, seconded by Ireland to approve the special land use permit for Usko Farms, LLC / Jennifer Miller for mining for rocks and sand on the designated area as presented on the map provided, located at 2166 Brown Road for 3 years with the following conditions:

- Hours of operation are Monday through Saturday 8am-5pm
- No deeper than 60 feet
- No rock crushing
- Dust must be controlled with brine on the access road, haul road (Leix Road) and screener
- Water runoff must be controlled so it does not run onto the neighboring property

- No permanent ponds created without proper permits
- Provide Fremont Township with a bond of \$500,000.00 for land reclamation and a bond of \$500,000.00 for road repair within 90 days of approval of special land use
- Land must be returned to farm use at the end of 3 years.

Roll call vote: Blatt-yes, Laskowski-yes, Ireland-yes, Thom-yes, Bragg-yes, Eggert-yes. Motion carried.

Meeting adjourned at 8:25 p.m.

Respectfully submitted by
Amy L. Holbrook, Secretary