

PINE TOWNSHIP PLANNING COMMISSION

7900 W. Second Street, Stanton, MI 48888

Minutes

Minutes of September 8, 2025 Public Hearing

CALL TO ORDER

The meeting was called to order at 5:00 PM by Christensen, followed by roll call and the Pledge of Allegiance.

Present: Gary Christensen, Chair; Jamie Gorby, Secretary; Darcy Krause, Board Liaison; Bob Andresen, Dan Main
Chris Bell arrived at 5:14 PM

Absent: Derek Buchholz, Vice Chair

APPROVAL OF AGENDA

Motion by Main, supported by Krause, to approve the agenda.

MOTION PASSED

APPROVAL OF JULY 14, 2025 MINUTES

Andresen moved, supported by Main, to approve the minutes with correction to remove the names of Chris Bell and Dan Main from the list of those present and to leave their names on the list of those absent, and to remove "re" in the word "reelect" in relation to Gary Christensen's election as Chairman. MOTION PASSED

PUBLIC COMMENT ON AGENDA ITEMS

Leslie Rydahl asked whether neighbors had been notified of the special land use request. (*Note: they were*).

PUBLIC HEARING

Special Land Use request by Joshua Singleton, 10633 21 Mile Road, Sand Lake, Michigan 49343 to change a portion of 961 N. Greenville Rd., Stanton, Michigan, parcel number 59-016-034-001-00, from agricultural to a special use permit allowing him to begin operation of a gravel pit from the hours of 7:00 AM – 5:00 PM Mondays through Fridays (no weekends).

Singleton briefly explained his plans, stating that borings have been done and a gravel pit is feasible. Surrounding residential homeowners who had received letters were present to share their concerns of potential noise, dust, traffic hazard, and water impact, and/or to oppose the project. Mike Meppelink was concerned about the potential of residential wells being negatively impacted. Bob Osborn shared concerns about the impact on the Flat River, and noted that the wrong parcel number is listed (*the parcel number was incorrect on one document and has been corrected. The correct parcel number was on the application for a special land use permit.*) Jen Osborn shared that there are numerous accidents at the intersection of M-91 and Stanton Road and recommended a sign be posted warning eastbound drivers coming over the hill of the driveway that will be there, and questioned the number of years the gravel pit would be in operation.

Don Zwier added concerns about the location of the driveway and potential noise from engine braking and gravel crushing. He asked whether there would be a berm to lessen that impact on neighbors. Amber Maxham shared that silica dust can travel up to 5 miles and was also concerned about the possibility of vibration causing home damage. Bill Drews, Township Supervisor, stated that he has walked the property with Singleton and did not notice any environmental concerns. He shared that a driveway permit will be required, and possibly a culvert. He had previously spoken with road commission managing director Mark Christensen before Christensen's retirement regarding Jake brake complaints and was told that Jake braking cannot be controlled, and that the noise from chatterbumps as a method to slow traffic down would be highly offensive to neighbors.

Jeff Maxham strongly opposes approving the special use permit and states that he will move should the gravel pit come in. Jeremy Little expressed concern about a gravel pit lowering property values of the surrounding homes and whether homeowner taxes would be lowered accordingly, and asked whether there is a way for neighbors to oppose a gravel pit beyond attending this hearing. Rich Benedict is concerned about noise, dust, traffic, and water contamination. Barb Kaaikala asked whether specific property boundaries for operation of the gravel pit would be specified on the special land use permit if granted. Gordy Allen had a question about Consumers Energy and what they own along the Flat River. Leslie Rydahl asked whether residents' concerns would be addressed on the permit if one is granted.

Singleton responded to neighbors' concerns, stating that he desires to do what he can to prevent the gravel pit operation from having a negative impact on neighbors. He is in the process of evicting the people currently living in the house on the property and who have caused blight complaints. He plans to redo the house once they are evicted and allow farmers to farm the remaining property. The estimated lifespan of a gravel pit is 20 years, and he plans to build a home near the gravel pit in the future after the gravel has been removed and when he retires. His business, Singleton Excavating near the intersection of 18 Mile and Lincoln Lake roads in Kent County, currently operates 4 trucks. The specific boundaries of the gravel pit is on the map submitted with his application. A berm would be placed between the gravel pit and the Flat River, and he is willing to put up a 10-foot berm between the gravel pit and the neighbors. He would be putting in a crushed asphalt driveway to help keep dust and mud down and to prevent dirt from being tracked out onto Stanton Road. There are no present plans to store fuel on the site, and if proven that his business caused neighbors' wells to become contaminated or dry up, he would replace those wells. During the period after the ground freezes in the Fall and when it thaws in the Spring, there would be no work done at the gravel pit. As he will go through a permit process with the State of Michigan after this hearing, work would not likely begin before next summer.

Planning Commission Comments: Bell – Michigan Safety and Health Administration (MSHA) will control much of what is allowed at the gravel pit. Main – Specific boundary lines for the gravel pit would be specified in a special land use permit. If requirements of the special land use permit were not met by the applicant, the residents' recourse would be to inform the Zoning Administrator and request action be taken to correct the issue.

Gorby moved, supported by Main, to require Singleton to edit the permit application to establish the setback 300 feet from the Flat River instead of the 100 feet currently in the application. MOTION PASSED

Main moved, supported by Gorby to require Singleton to install and maintain a crushed asphalt driveway from Stanton Road to the gravel pit. MOTION PASSED

Gorby moved, supported by Main, to require Singleton to apply for a driveway permit (with culvert if needed). MOTION PASSED

Gorby moved, supported by Krause, to require Singleton to install pine trees or a berm between the gravel pit and neighbors to mitigate dust and noise. MOTION PASSED

Gorby moved, supported by Andresen, to require Singleton to apply for safety signage on Stanton Road to warn drivers of the driveway. MOTION PASSED

Gorby moved, supported by Main, to stipulate in the permit that Singleton is required to wet the ground as often as needed to mitigate dust to reasonable levels. MOTION PASSED

Gorby moved, supported by Main, to approve the special land use permit as amended.
Roll call vote: YES – Bell, Andresen, Gorby, Christensen, Krause, Main NO – None MOTION PASSED
OLD BUSINESS

- **Pine Township Ordinance Review – Noise Ordinance**

Tabled to the October meeting

- **CREO Adoption – Schedule a Public Hearing**

Tabled to the October meeting

NEW BUSINESS AND/OR COMMUNICATION

None

PUBLIC COMMENT FOR ITEMS NOT ON THIS AGENDA

Rich Benedict asked when the noise ordinance would be addressed (*October meeting*)

ADJOURNMENT

Motion by Main, supported by Bell, to adjourn the meeting at 6:42 P.M.

MOTION PASSED

The next quarterly meeting will be Monday, October 13, 2025 at 5:00 PM.

Minutes submitted by Jamie Gorby, Secretary

Minutes typed by Barbara Kaaikala, Recording Secretary