

Alamo Township Planning Commission Meeting

Held at the Township Hall

February 7, 2023, at 7:00 pm

Meeting Called to Order: Chair Patrick Studabaker called the meeting to order at 7:00 pm.

Roll Call of Commissioners: Chair Patrick Studabaker, Vice Chair Emily Adams, Commissioner Jason Scheffers, Commissioner Matthew Town were present.

Approval of February 2023 Agenda: Matt Town Made motion to approve the February Agenda, and Commissioner Studabaker seconded. Motion passed without opposition.

Approval of January 4, 2022, Meeting Minutes: Jason Scheffers made a motion to approve the January 4, 2022, minutes as written. Commissioner Patrick Studabaker seconded. Motion passed without opposition.

Public Hearing Opened at 7:02– Three B. LLC (Bos Concrete) Concerning Redi-Mix on 5700 Block of West D Ave

- a. Bos Concrete representative:
 - a. Representative spoke and discussed the provided site plan. Briefly explained the layout and use. Currently planning on 7 ready mix trucks. They expect that each truck could do 3 trips per day. They would expect to start operation around 5 a.m. most of the year, and around 7 in the winter. They also mentioned that there would be little to no mess coming out of the plant affecting the roads nearby.
- b. Public Comment –
 - a. Owner of DEQ building was present and shared concern of additional traffic and damage to his property. He also has concern of special assessment that was just approved, and now he must pay for upkeep on a road with a bunch of concrete trucks.
 - b. Owner who lives nearby had questions regarding expected traffic and noise. Representatives from Three B LLC provided answers. The ready-mix plant expects very little additional noise at the plant itself, and at this time would expect no more than 21 trips per day coming out of the plant.
- c. Planning Commission Discussion –
 - a. Chair Patrick Studabaker made comment that the business requesting the special exception fits within the current zoning of the property, and he did not see any reason to decline the request. Vice Chair Adams had questions regarding preserving specific trees on the property. It was mentioned by Three B. Representative that the lot had already been cleared prior to this meeting. No specific date given on when it was cleared or who did it.
 - b. Patrick Studabaker made motion to approve the special exception for Three B LLC at the 5700 Block on West D Ave.
 - i. Roll call Vote: Commissioner Matthew Town – Yes, Vice Chair Emily Adams - Yes, Chair Patrick Studabaker – Yes, Commissioner Jason Scheffers- Yes. Motion passed without opposition at 7:21 PM

Old Business: No Old Business to discuss

New Business

- a. Division of Labor for land use plan – Planning commission would like to investigate options for updating land use plan.
 - a. Contact company for land use plan help – Emily to call J Johnson and Rebecca Harvey as possible options to consult on the process.
 - b. Contact Cooper Township PC Chair - Jason to contact Cooper Township planning Chair to discuss what they have done.
 - c. Other suggestions
 - d. Ideas Discussed – Briefly discussed past surveys that were sent out. We will come with ideas to next meeting.

Citizen Comments: Citizen asked if Ag land / buildings could be used for commercial use. Chair Patrick Studabaker referred them to the website to review specific details regarding his situation.

Commissioners' comments:

Meeting Adjourned: Chair Patrick Studabaker made a motion to adjourn the meeting. Commissioner Scheffers seconded the motion at 7:31. The motion passed without opposition.

Respectfully Submitted

Jason Scheffers, Secretary