

## **Special Land Use – 4673 Curtis Road Sand & Gravel Pit**

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I make a motion **to approve** the requested special land use for a sand and gravel pit at the subject property because the applicant **meets all standards** in Section 16.03 of Article XVI, and because no serious consequences would result from the use, but with the **following conditions**:

- The applicant will supply the Township with 1,500 tons of gravel every two years at no cost to the Township.
- The applicant will pay for two extra gradings and bringings of Curtis Road every year (at the discretion of the Road Commission and Township).
- The route of equipment and hauling will exit to the west of the property and end at Lake Pleasant; at no point will there be pit traffic to the east of the property.
- Hours of operation between 8 am and 5 pm Monday through Friday and 9 am to 1 pm on Saturdays (except that no crushing operations can occur on Saturdays). No operations on Sundays or legal holidays.
- Trucks cannot enter Curtis Road before or after the hours specified above and trucks cannot line up along Lake Pleasant Road at any time.
- Fencing erected (and kept maintained) around the subject parcel with locked gates at points of egress/ingress.
- No Trespassing signs posted at regular intervals surrounding the site.
- Signs erected which: (a) direct traffic west on Curtis Road; (b) indicate No Truck Parking/Standing on Curtis and Lake Pleasant Roads.
- Address any Lapeer County Road Commission requirements and provide final approval documents to Arcadia Township.
- Address any EGLE requirements and provide final approval documents to Arcadia Township.
- Address any Lapeer County Soil and Sedimentation requirements and provide final approval documents to Arcadia Township.
- Submission of a reclamation plan in a form and substance acceptable to the Arcadia Township attorney.
- Posting a reclamation bond, in cash or a bond executed by a reputable surety company authorized to do business in the State of Michigan (and in a form acceptable to the Township Attorney), equal to \$5,000 for each acre of land to be excavated (up to 5 acres at a time).
- Site plan approval.
- Reimbursing the Township's actual expenses for annual inspections conducted by Rowe Engineering or another engineering firm of the Township's choice.

1st:

2nd:

YAYS:

NAYS:

Abstain:

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I make a motion to **deny** the requested special land use for a sand and gravel pit at the subject property because the applicant **does not meet the following standard(s)** in Section 16.03 (select at least one):

\_\_\_ A. The location, size, and character of the proposed used shall be in harmony with and appropriate to the surrounding neighborhood;

\_\_\_ B. The proposed used shall not result in the creation of a hazardous traffic condition;

\_\_\_ C. The site layout, intensity of use, and time periods of use shall not be such as to create a nuisance due to dust, noise, smell, vibration, smoke, or lighting;

\_\_\_ D. All specific requirements of the zoning district where the proposed use would be located shall be complied with.

1st:

2nd:

YAYS:

NAYS:

Abstain:

DRAFT