

**Charter Township of Gun Plain
Planning and Zoning Commission
Minutes of September 18, 2024**

Members present; Bennett, Sullivan, Novick, Webber, Albertson-Stowell, Gustafson, McHugh

Motion by Sullivan 2nd Novick to approve the minutes of August 21, 2024
Approved

Motion by Albertson-Stowell 2nd Sullivan to approve the agenda as written
Approved

New Business

**Special Land Use for High Grade Materials 35 106th Ave
Parcel # 03-08-023-001-10**

Motion by Novick 2nd McHugh to take the Special Land Use request for High Grade Materials off the table Approved

Motion by Webber 2nd Albertson-Stowell to approve the Special Land Use request for High Grade Materials 35 106th Ave. Parcel # 03-08-023-001-10 contingent upon the following items to be included in the Affidavit Regarding a Special Land Use Permit:

1. The Zoning Board of Appeals granting approval to NOT install fencing around the perimeter of the Quarry.
2. A Bond guarantee of \$234,000 to be renewed annually starting August 27, 2025.
3. The applicant has never defaulted on any previous financial guarantee to insure performance in connection with any previous sand or gravel mining or any related mining and/or construction activity; or, if applicant has defaulted on any such financial guarantee, a brief description of the circumstances surrounding the default including the name of the financial guarantor, date of default and any remedial action which was taken.
4. Hours of operation will be Monday through Friday 7:00am-6:00pm, Saturday 7:00am-1:00pm. Closed Sundays and Holidays (New Years Day, Easter, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day).

All Approve

Old Business

Zoning Splits in all Zones

Mike will ask the Trustees what their specific vision is for all/each zone.

Communications

Martin Township and Alamo Township are working on their Master Plans

Public Comment

Debbie Holtman 2nd St. would like to see a change in the road frontage requirement for R-1

Motion by Webber 2nd McHugh to Adjourn Approved

D.Webber