



**TSEGO
TOWNSHIP**
EST 1833

**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

**Sept 17th, 2025
Wednesday at 7:00 PM**

Planning Commission Members.

Chair Brad Ade, Vice Chair Andy Webb, Secretary Jeff Polonowski.

Scott Reising, Karen Burns, Mike Bosch, Noah Boyd, Open Position & Roger Rumble

Chair Brad Ade called the meeting to order at 7:00 p.m.

Members Present: Andy Webb, Roger Rumble, Brad Ade, Jeff Polonowski, Mike Bosch, Scott Reising, Karen Burns.

Members Absent: Open Position, Noah Boyd

Approval / Correction of Minutes: Motion by Mike Bosch, support by Andy Webb, to approve July 7th, 2025, Planning Commission meeting minutes as presented. Motion carried: 7 – Yes, 0 – No, 2 – Absent.

Special Use Permit – New Leaf Management LLC, Case 25-04.

The special Use Permit is for expanding the currently allowed number of occupants from 6 to 8. To expand above 6 requires a special use permit from the township. Township review is also required by the State of Michigan. The Adult care facility is in a residential neighborhood located at 1565 Woodlea Drive. No one from New Leaf Management was present to state their case for the special use permit.

Chair Ade opened the public hearing at 7 pm. The following comments were taken from the audience:

David Goodrich, 1571 Woodlea Dr, stated he lives two lots away from the home. He had several concerns about the home starting with parking, parking on the grass, added neighborhood traffic, noise, possible drug usage, patient/resident run aways and the use of RVs as housing. He has had little or no follow up from their management and he asked not to approve the special use permit.

Chair Ade closed the public hearing at 7:15. The following comments were made by Planning Commission members:

- Mike Bosch had questions about how the house was built and to what standards. Is the septic tank able to handle the current and propose new total occupant load. Is there sufficient land to expand or add a new drain field if necessary. Scott R had similar comments. Mike suggested the case should be tabled until a representative can be at a meeting.
- Andy Webb asked who the management authority is with this company. The application document lists Sami W. Al Jallad, MPA, as owner. Andy also suggested the matter should be tabled.

On a motion by Mike Bosch, support Andy Webb, to recommend to table until a New Leaf representative can show up in front of the Planning Commission to help answer these questions. Motion carried: 7 – Yes, 0 – No, 2 – Absent.

Special Use Permit and Site Plan Review – High Grade Materials Company, Case 25-05.

The special use and site plan is for gravel and sand mining operation. The operation will be located off the south side of Jefferson Road and 104th Avenue commonly known as 2264 104th Ave. The operation will

be located on 4 parcels of land: 03-17-030-002-00, 03-17-030-001-10, 03-17-029-006-10, 03-17-020-014-50 totaling approximately 158 acres. The presentation was conducted by Chip Tokar of Natural Resources Management LLC. The company produced application documents in binder format for High Grade Materials Co. Also, Amber Hoover, High Grade CEO and Greg Kolodziej of High Grade were present to answer questions.

Chip Tokar started the presentation stating his company assists mining companies with submissions for approvals. He started with a slide presentation:

- Slide 2 was an overview and topographical map
- Slide 3 shows a topographical map of existing conditions. The elevations range from 760 to 950 ft above sea level. Ground water varies from 760 to 800 depending on the location of the combined parcels.
- Slide 4 Each phase is approximately 5-acre parcels. Phases 11 & 12 contain the processing and stockpile operations. Mining excavations will start with phases 1 & 2 and continue in increasing order.
- Slide 5 shows the haul route in and out of the operation.
- Slide 6 listed environmental considerations. Discussed wetland retention. All mining will be above ground water grades and therefore EGGLE will not require ground water and monitoring well testing. Dust and noise control will be accomplished using best practices.
- Slide 7 listed PCI's concerns. EGGLE does not require dust control permit because they will not be using a crusher. The requested additional fencing was primarily through the wetlands. They felt it better not to run fencing through the wetlands. They did move the process to create the 250 ft set back as required by ordinance. Bonding was also covered. Karen Burns asked for specifics.

Amber Hoover CEO presented next. She gave the background on High Grade Company. Her father started the company but is now deceased. Their primary business is to produce a ready-mix type of cement gravel product. The nearest operation is in Moline. The operation in Otsego Township will supply those plants.

Greg Kolodziej answered questions from the Planning Commission. The application stated that there would be some washing and other use of water. He was asked about the need for a well. He states that the water would be trucked in, and no well is planned. Andy W stated he would like the haul route slide to be incorporated in the application documents. Brad A asked if the County Road Commission provided any concerns about road wear. He stated that they approved the haul route subject to any restrictions during spring frost removal time.

Chair Ade opened the public hearing at 8:43. Comments follow

- Ashley Hare, 2110 Jefferson Rd, asked if the haul route is the same for both in and out traffic. It was confirmed it would be.
- Ron Ehlert, 374 Rolling View, asked about the berm and will it stay there permanently. It will since it is the topsoil that has been removed and then will be used for reclamation.
- Trent Martin, 2020 Pleasant View Dr, He discussed Hedonic studies concerning the loss of land value due to the operation. He discussed the study that was conducted in Richland Mi. He opposed the SUP. He is concerned about environmental impact, water issues, property values, impact to the roads and that it is not consistent with Ag zoning.
- Kelly Mehler, 373 Rolling View Dr, discussed moving here years ago and expressed concerns about quality of life. He would like reduced hours of operation.
- Diana Kreger, 2161 Pleasant View, had questions about the haul route. The haul route is the same in and out was confirmed and the Planning Commission also asked for the map to me in the application. He stated that the hours of operation on their website were less than what was proposed. Greg stated the hours of operation on the web are for retail customers only and not their operation which complies with the wider hours of operation.

