

OAKFIELD TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 21, 2017 7:00 PM  
APPROVED

**CALL TO ORDER**

The Regular meeting of the Oakfield Township Planning Commission was held on Tuesday, February 21, 2017 at 10300 14 Mile road, Rockford, MI and was called to order by Co-Chairman Gary Olger at 7:00 PM.

Present were Jim Tilton, Bryan Porter, David Puszczak, Gary Olger, Bill Pelak, Dannie Marko

Absent: Tony Marko

Guests: Greg Dean, Roger Mason, Paul and Michelle Sietsema, John Male from Exxel Engineering, Paul Geer.

**APPROVAL OF MINUTES**

Motion by David Puszczak, 2<sup>nd</sup> Jim Tilton to accept meeting minutes from January 17, 2017

Approved

**TOWNSHIP REPORT**

Nothing to report by Bryan Porter

**OLD BUSINESS**

None

**NEW BUSINESS**

The Angel Lake development is wanting to move forward with road construction. Mr. Sietsema and Exxel Engineering did not have the letters from Jan 23 and Feb 14 issued by Prein & Newhof. These were provided.

Jan letter is resolved. Exxel engineering will respond to each of the issues contained in the letter.

Feb letter was discussed as follows:

- (1) Road permits not issued for roadway at front of development; road was not inspected. Exxel Engineering to provide letter confirming roadway installed meets Kent County standards after curb cut.
- (2) The storm water retention area near the front of the property must meet Kent County standards to drain in 72 hours. Calculations to be provided to ensure the pond is deep enough.
- (3) 8 inch culvert pipe installed is PVC, not concrete. Culvert pipe should be 12 inch and made of concrete.
- (4) Drawings to be updated to reflect 8 inch culvert; Site graded by owner, 22a mix crushed concrete then asphalt on top. Road itself has just the base and not a finish coat of asphalt.
- (5) Adjust construction docs as requested with larger stone shown.
- (6) MDEQ 100 year flood plain elevation requested – elevation must be shown on the plans for new owners so that new owners can determine where to build. Update maps to reflect this information.
- (7) Wetlands should be shown on drawings. Future owners must know where wetlands are to get permits to dig or put in a beach etc. Exxel Engineering can show approximate wetlands.
- (8) Buildable area in lot A is at base; the remainder is not buildable.

- (9) Peat moss has been found at the 4 ft level in a 5 ft soil boring which will not support the road and the culvert. This must come out or be reinforced to withstand the weight of the construction equipment, etc. The township provides approval and this issue has to be addressed with soil borings. It has been suggested that soil borings go to the 10 ft level.
- (10) The lowest spot of the road in the causeway at water's edge has an elevation is 2.5 ft above water level on one side and only 1 ft above water level on the other side. The length of the causeway is 400 ft approx. It is suggested that guard rails be installed for safety.
- (11) Fire Chief to review standards on slope grade. Currently the slope is 8% where the standards are 6%. Current owners were trying to match existing slope as much as possible. We are to hear from the Fire Chief on this matter.
- (12) Agreements should be forthcoming and templates are available from township.

Motion by Jim Tilton, 2<sup>nd</sup> by Bryan Porter to table issues on Angel Lake to future meeting.

All in favor.

**PUBLIC COMMENT**

none

**ADJOURNMENT**

Meeting adjourned at 8:20 PM.



Dannie Marko, Secretary