

Ms. Kurtzman went over her comments.

Applicant stated there will be no lighting, and no proposed new signage.

Ms. Kurtzman suggested to put the height of the mulch bins in the narrative.

Mr. Wallen listed the revisions: the approximate location of detention area and the salt storage location will need to be on the site plan specifying the amount and volume of it, setback of the septic field to 10 to 20 feet, clarify if there is vehicle maintenance in the pole barn, clarify the proposed use of the pole barn. The narrative will determine how the requirements go. If the narrative dictates that there are going to be transient employees, then there will not need to be a location of primary or secondary locations of the septic's because the bathrooms would not be required. Right of Way dedication will still be required with either narrative.

Mover: Renee Hanlon

Second: Steve Gardner

Motion to acknowledge receipt but reject plan with revisions required to be returned to Staff Plat Review Committee.

Approved by Voice

4.2 2023-051 - Maple Valley Materials, LLC - A1C to A1C - Riley Twp

Jeff Schuh, Mark Saladin, Steve Gavers, and Digger Gavers

Division of Transportation: Ray Beets

Mr. Beets went over his written comments.

The Stop Sign must be reinstalled and meet Manual on Uniform Traffic Control Devices (MUTCD) standards.

Building: Steve Gardner

Mr. Gardner went over his written comments.

Water Resources: Stoyan Kolev

Mr. Kolev went over his written comments.

Mr. Kolev stated a Stormwater Management permit for a mining development will be required. He also said a permit with the IEPA for a non-coal mining development will be required prior to issuing a Stormwater Management permit.

Health: Jeff Levato

Mr. Levato went over his written comments.

Provide on the site plan a primary replacement area for a septic system and a potable water well.

Mr. Wallen stated there should be soil suitability testing in the primary and secondary replacement areas and have those located on the site plan. Both well locations for the neighboring properties to the north and the neighboring properties adjacent to the dig areas should be presented on the site plan.

Planning: Anna Kurtzman

Ms. Kurtzman went over her written comments.

Ms. Kurtzman stated that the number of employees will need to be clarified for both the mining and concrete mixing. Applicant, revised the narrative to say that only 4 employees will be on site.

Ms. Kurtzman noted that the parking area will need to be on the site plan and is required to be ADA accessible.

Spill prevention and containment and control plan is required for the CUP application.

Applicant stated the phasing plan will start in the south and go north.

Applicant responded that the signage is on the landscaping plan. There will be a yard light by the scale house facing the west. Ms. Kurtzman stated that it needs to be in the narrative.

Dave Diamond- Riley Township, Highway Commissioner Mr. Diamond is concerned of the longevity of the township roads. Requesting that the trucks do not take short cuts on township roads, that they would stay on county or state roads. The township roads are not designed for the impact of commercial trucking vehicles.

Mr. Wallen summarized no plantings in the right of way. The stop sign is required to be shown on the site plan. The toilet room shall be located in the scale house shown on the plan. The location of the primary and secondary septic replacement areas that will require soil suitability testing. Show the location of water wells and neighboring water wells to the east. Clarifying the number employees on site, Having an ADA accessible parking space located on site plan. Spill and containment control prevention plan will be provided. Engineers estimate is required.

Mover: Renee Hanlon

Secunder: Stoyan Kolev

Move to approve plans with required changes to administrative review.

Approved by Voice

5. SUBDIVISION REVIEW

None.

6. STATUS UPDATE

Ms. Hanlon noted that there is an increase in the workloads largely due to an increase in solar farm applicants.

7. MEMBERS' COMMENTS

None.

8. ADJOURNMENT

Mover: Renee Hanlon

Secunder: Stoyan Kolev

To adjourn the meeting at 10:04am

Approved by Voice