

**ALAMO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING**

Held at the  
Alamo Township Hall  
**December 3, 2013**

**Present:** Belden Smith, Newt Covault, Dick Bennett, David Veenstra, Pauline Keiser and Dawn Potter-Williams.

**Absent:** Paula Baker

**Others present:** Kevin Cardiff, Bldg Dept and 19+

**Meeting Call to Order:** Chair Covault called the meeting to order with the Pledge of Allegiance at 7:00 pm.

**Welcome** to new commissioner Pauline Keiser. Member Paula Baker has requested not to be re-appointed.

**Roll Call of Commissioners:** Belden Smith - present, Dick Bennett - present, Newt Covault - present, David Veenstra – present, Pauline Keiser – present and Dawn Potter-Williams – present. Paula Baker – absent excused.

**Approval of Minutes: Motion** to approve the minutes of November 5, 2013 as written, by Member Smith and supported by Member Bennett. Carried.

**Rezoning Request** for Hubert and Loretta Trolard will be on the agenda for the meeting January 7, 2014 at 7:00 pm.

**Continued Public Hearing: Site Plan Review:** Cattle Truck Wash, 8184 & 8228 Neptune Drive. Zoned I-2. Owner: Lynn Zandbergen.. Jim Rozema, Williams & Works and Ryan Loeprick, Contech made updates and presentation.

There will be three (3) bays for washing out of trucks, one (1) storage bay and where the solid waste will be collected by 1 dump truck to be collected daily and office space with their own septic system (that will obtain the necessary permits from the Health Department. The well will be below the residential aquifer. Initially anticipate 15 trucks per day for wash. Neptune Drive is a private road and will work with the association for the maintenance of Neptune Drive. There will be no parking along Neptune Drive. There is an empty bay that will be available for temporary parking. Truck wash will inspect Neptune Drive daily for debris. Odor control – spray or biological air filtration reverse drain field. Biological system is self maintained and could be in place 8 – 10 years. Drain field would be approximately 10 ft by 120 ft. The intent is to leave the existing trees at back of property in place. Citizen request berm of trees be planted as a barrier.

**Comments/Questions:** federal changes coming for agriculture, Food Safety Act. Questions of cleaning 12<sup>th</sup> Street and other roads, odor, flies and noise.

Ryan Loeprich made video presentation of the Contech system.

System peak capacity of 96 trucks per day. 40 trucks per day is the design. Similar washes are used out west.

Back of building is where the hooped enclosed tanks will be. Biological air filtration will be used.

Member Smith stated that this a not a special exception but a Site Plan Review.

**Further Comments/Questions:** where will the biological air filtration be; was property pursued closer to JBS – would need rezoning of property and that would be spot zoning that Gun Plains Township Mater Plan does not allow. Truck washes are permitted in the Alamo industrial and commercial zoning.

**Motion** by Member Smith to approve site plan with the addition of the biological filter and enclosed storage tanks under the condition that the Fire Chief approves the Site Plan updates. Second by Chair Covault. Carried by roll call vote: Member Smith – yes; Member Veenstra – yes; Member Bennett – yes; Chair Covault – yes; Member Keiser – yes and Member Potter-Williams – yes.

**Master Land Use Plan:** Further review at January 7, 2014 meeting. Member Potter-Williams will send out the updates that were completed by Member Baker and Member Potter-Williams. The update will need to be reviewed by someone knowledgeable of all requirements needed for the update before having Trustee Board approval.

**Sign Ordinance:** Chair Covault is requesting clarification and direction of Trustee Board as what they are exactly wanting.

**Zoning Committee:** Next meeting will be next week. Member Smith reminded the commissioners that it is open to all commissioners for comments and input. Member Smith requested that all commissioners make suggestions and comments. Kevin Cardiff stated that currently correcting typographical errors, errors and dates – can corrections just be made if can show it is a typographical error?

**Citizen Comment:** discussion of engine brake (jake brake) and truck route ordinance request sent to PC from Trustee Board. Resident requested Planning Commission to review the spring and trucking begins for the season.

**Commissioner Comment:** Member Bennett welcomed new Member Keiser. Chair Covault thanked Member Veenstra for continuing on the Planning Commission and thanked Member Baker for her service. Member Baker will be missed.

**Adjournment:** Motion to adjourn made by Chair Covault and supported by Member Smith. Carried.

Meeting Adjourned at 9:02 pm.

Respectfully submitted by

Dawn Potter-Williams, Secretary