

Leighton Township Planning Commission Minutes

Date: August 10, 2022

Members Present: Harry DeHaan, Ben Potts, Matt VanDuyn, Matt VanderEide, John Hooker

Members Absent: Stephen Shoemaker, Brad Geers (both with notice)

Also Present: Planner Andy Moore from Williams & Works, Jason Derry from PCI, plus two members of the public and/or applicants.

1. **Call to Order:** The meeting was called to order by Chairman Harry DeHaan at 7:00 PM
2. **Approval of Minutes from June 8, 2022.** Minutes were accepted as presented.
3. **Public Comments for items not on the agenda:** None
4. **Inquiry of Conflict of Interest:** None
5. **Public Hearing:** None
6. **New Business:**
 - a. **R + L Carriers – 4122 South Division.** Stan Richards of R+L Carriers was present and provided an overview of the company and the project. They are seeking to construct a 96,000 square-foot cross-dock trucking facility. The property is comprised of two parcels, totaling approximately 101.16 acres; however, the proposed project will include 58.61 acres within the I Industrial District. There will also be an 8-bay maintenance shop that does general maintenance work (oil, tires, brakes, etc.) There is also a safety lane in the maintenance shop where the trucks and trailers are inspected for safety. There will be a 4-lane fuel island on the site. The fuel island will be subject to federal regulations. They keep the noise down as much as possible.

There will be one entrance in and out off of Division Avenue. The site will be mostly asphalt, with areas around buildings and truck docks paved with concrete. There will also be a substantial amount of landscaping along 142nd and Division.

There is no warehousing of freight. It comes off of a truck and quickly goes back onto a new truck.

VanDuyn asked about the number of trucks. The facility will have 160 doors, they expect to utilize 100-120 doors, which will result in 65-70 tractors, or 160-180 trips per day. There will be about 100 employees on-site, too.

VanderEide asked about the size of the fuel tanks. Richards said there would be 35,000 gallons of fuel (diesel only) in two tanks.

Potts asked about hours for switchers. That will be earlier in the morning and late at night.

Moore added that the road commission will decide whether any additional turn lanes are needed. A traffic study was being completed and will be sent to ACRC and the Township.

The engineer reviewed the landscaping plan, noting that there was landscaping proposed along 142nd Ave in a 75-foot deep green strip. Landscaping is also proposed along Division, and along the parking lots. Landscaping will be irrigated.

VanderEide asked about the truck wash. They are considering a recycling system, and water from the wash will go into the sewer system. They will have a state-issued stormwater permit, and also have to comply with local units. A permit from the drain commission will also be needed.

PC for the next meeting requested the following information:

- Approximate 4 foot berm along 142nd with plantings on top
- Additional detail on landscaping plan related to species and spacing
- Update template building standard building plan
- Traffic study
- Update the lighting to show compliance
- Copies of prelim ACDC review letter
- Stormwater calculations should be provided to staff as soon as practicable.

7. Old Business. None

8. Public Comments: None

9. Correspondence: The Planning Commission received a notice of adoption for the Dorr Township Master Plan, and a notice of intent to plan from Gaines Township. DeHann also informed planning commission members of training opportunities from MTA.

10. Commissioner Comments: Hooker asked if there were any updates regarding a proposed apartment complex in the Township. Moore responded that he expected it to come to the Planning Commission in the next couple of months.

11. Adjournment. Motion by Potts to adjourn. The motion was supported by Hooker and carried via voice vote with all members voting yes.

The meeting was adjourned at 8:07 PM.

Respectfully submitted,

Andy Moore, AICP
Leighton Township Planner