

**EAST CHINA CHARTER TOWNSHIP
SPECIAL MEETING**

PLANNING COMMISSION

OCTOBER 7, 2009

CALL TO ORDER – Chairperson Blackstock called the meeting to order at 7:30 p.m. with Commissioners Barna, Jones, Freehan, Street and Bober. Carey excused.

MINUTES – Commissioner Freehan, supported by Commissioner Street, moved to approve the minutes of August 11, 2009. Carried.

Five representatives from DTE were in the audience.

**SITE PLAN REVIEW – DTE ST CLAIR POWER PLANT
REFINED COAL FACILITY**

The comments from our professional planners, Claude Coates of Beckett and Raeder are as follows:

Plans for a "Refined Coal Facility" to be added to the DTE Energy St. Clair Power Plant Site located in Section 19 of the Township were stamped as received by the Township on 9/21/09. The area of the site involved appears to be somewhat over one acre in size and is zoned I-2 Industrial Two District.

Material Submitted

The plan is for the coal facility building, silo and conveyor. The following materials have been submitted to us by the Township:

- Plan by Taggart Global, LLC "Pug Mill Facility Plot Plan" showing the new silo and coal facility and connections to other buildings and including aerial photographs dated July 31, 2009 (stamped 9-21-09 by the Township).
- Lime Storage Silo plan by Tank Connection Affiliate Group dated August 31, 2009 (stamped 9-21-09 by the Township).
- "Steel Nation Steel Building," several sheets with building plan dated September 2, 2009 (stamped 9-21-09 by the Township).

The structures proposed are accessory to the generating plant located east of M-29. The area is zoned 1-2 Industrial Two District and heating and electric power generating plants are permitted uses in the district. A provision is that outside storage is screened from streets and residential districts by a berm and that a public hearing is held. Since the use already exists a public hearing may not be necessary.

Structures Proposed

The structures proposed are a "pug mill building" and a nearby silo. As buildings accessory to the principal use, many ordinance requirements, such as off-street parking, do not apply. Access is by way of the existing gravel roads within the development.

The building is illustrated as 77 feet square and a conveyor leads from the building to, what appears on the aerial photograph, another conveyor to the north. The building is about 70 feet high. A silo is located nearby to the west. This building is also about 70 feet high (the drawing is not to scale and exact height cannot be determined.) Its diameter is about 30 feet. The maximum height permitted in the I-2 District is 100 feet.

Site Plan Proposed

The site plan submitted shows the location of the building, silo, conveyor and other appurtenances. The plan shows a line drawn that is "300' setback from property line." This is the only clue as to what the actual setback of the facility is. The drawing is not to scale although it is in the neighborhood of one-inch equals 40 feet. Another line on the plan is about 300 feet west of the "setback" line and it would appear to be the right-of-way line of M-29. This is important because the setback required is measured from the right-of-way line. The setback required when an industrial district has a front-to-front relationship to another industrial district (as in this case) is reduced from 300 to 100 feet. The edge of the silo closest to the road appears to be at least 150 feet from the right-of-way. This distance, however, should be confirmed since the drawing is not to scale. The other setbacks (side and rear) are not an issue because of the size of the property.

The ordinance requires that outside storage be screened from adjacent roads with landscape berms. If this area is not already screened in this manner, it should be.

Conclusions

The site plan information is somewhat inadequate but, because of the size of the property and the apparent location of the facility, it would appear that ordinance requirements would be met if the area is properly screened.

The comments from our professional engineers, David Nummer of Wade-Trim are as follows:

We received plans for a second proposed refined coal facility to be located at the St. Clair Power Plant. This facility will be located north of Recor Road and east of M-29 adjacent to the existing coal storage. As with the previous facility, the current proposal consists of one unmanned utility building and a storage silo for raw materials. We have reviewed the proposed site plan for impacts to the East China utility systems, for storm water runoff impacts, and for potential traffic impacts. We have the following comments to offer.

Municipal Utility Services

None of the proposed buildings will be occupied, therefore, municipal water and sewer service is not proposed for either building. Fire suppression will be provided in the building as an extension of the private water main on site. This proposed Project should not have any impact on the East China water or wastewater systems.

Storm Drainage

The site for the proposed buildings will be graded to drain to an existing drainage swale on site. The additional impervious area that is being added with the Project is relatively small in comparison to the overall site and we do not anticipate the additional volume of storm water will have any impact on the existing drainage facilities.

Traffic/Access

The location for the proposed buildings is internal to the existing plant. There will be no direct access off of M-29 or Recor Road. These additional buildings are not expected to generate any appreciable traffic volumes. Deliveries to the storage silo are anticipated monthly and the other building is not expected to generate any additional traffic demand.

We understand that this Project is on a fast track for completion in order to qualify for available funding. The Developer has requested to be placed on the next available Planning Commission agenda for consideration. We do not see any engineering related issues that would impact the Township and are, therefore, recommending approval of this Project by the Planning Commission.

CONSIDERATION – Commissioner Freehan, supported by Commissioner Street, moved to approve the site plan for the St. Clair Power Plant Refined Coal Facility as presented. Carried.

Commissioner Jones, supported by Commissioner Barna, moved to adjourn at 8:10 p.m. Carried.