

Dundee Township Planning Commission
Holnam Rezoning Public Hearing – Minutes
October 4, 2000

Chairman Art Bronson called the Holnam Rezoning Public Hearing to order at 7:00 p.m. After the Pledge of Allegiance was recited the roll call was taken and these members were present: Jeanette Brockman, Ed Proctor, Chuck Ruehs, John Williams, David Sedlar, Ed Baranowski and George Horkey.

A list of the public present will accompany these minutes.

Chairman Art Bronson read the rezoning request that was published in the paper and also explained the purpose of the Planning Commission was strictly to investigate and recommend to the Township Board our findings. The final decision was solely up to the Township Board after the Monroe County Planning Commission took a look at it and also attached their recommendation.

Chairman Bronson wanted to remind the board that if the rezoning were to go through they would be allowed to do anything listed under the industrial zoning ordinance.

Don Everett the plant manager for Holnam stated that one year ago they started a project to reduce emissions from the plant called a Scrubber Oxidizer. One of the by-products of this is synthetic gypsum. This new process will take that gypsum and make it into a product that they can use in the making of cement. The new facility will be built and run by a partner of Holnam called Marsulex. They have property already zoned industrial but they didn't want to sacrifice future quarrying possibilities. The parcel that they are requesting to be rezoned is owned by Holnam and it is adjacent to property that is already zoned industrial.

At this time Mr. Everett introduced Charlie Wessels, the representative from Marsulex. Mr. Wessels presented to the board a picture of what the new building would look like and explained that they would be utilizing 4 acres of the approximately 68 acres of the rezoning area. Mr. Bronson questioned the need for the additional 64 acres to be zoned industrial. Mr. Everett explained that it was next to land that was already zoned industrial and that it was a natural fit with anything that they would want to do in the future. They have no plans to develop it at this time and it would remain farm ground.

The public present asked about noise, smell and truck traffic. Mr. Wessels stated that almost all of the activity would be in the building so the noise would be inside. There would be no odor to it and all truck traffic would be confined to Day Rd., approximately 20 trucks per day.

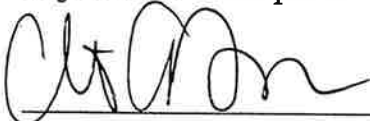
They were concerned if this is zoned industrial that they could extend their quarry into this area. Mr. Bronson stated that under industrial zoning they would be permitted to quarry this area only after special approval and that would take another public hearing. Mr. Everett noted that they were not looking to apply to do so at this time and that if in fact they did it would be 10 to 15 years down the road.

Mr. Sedlar mentioned that he thought to put an additional 200' between the residents of Dundee Blvd and the property line nearest to them wouldn't hinder Holnam's future plans. Don Marcus, also a Holnam representative, had no objections.

With no further questions or discussion John Williams made a motion to recommend to the Township Board to pass the rezoning request with the stipulation that the southern boundary be moved back to 500' from the original 300' from the property line. Ed Proctor supported this motion, all were in favor.

Chairman Bronson made the announcement that this will now go to the MCPC, who is having a meeting the next night in Monroe and then to the Township Board meeting which will be held Tuesday, October 10, 2000.

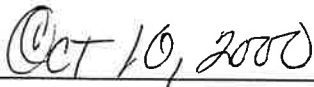
Jeanette Brockman at this time moved with support from Chuck Ruehs to adjourn the Public Hearing, it was unanimously accepted. Meeting adjourned 8:10 p.m.



Chairman - Art Bronson



Secretary - David Sedlar



Date

Owner: Holnam Inc.

NW Corner NW 1/4
Section 1

N. Line NW 1/4 Sec. 1

5804 001 005 00

5804 | 001 004 00

Presently Zoned Agricultural

Presently Zoned Industrial

S 89°11'41"W
230.00'

5804 001 002 00

Sketch was prepared by David A Andrus
Professional Land Surveyor #40155
based on existing provided legal
descriptions. No field measurements
were taken and no pins set.

The bearings used hereon are for the purpose of angular measurement only and are not referenced to true or magnetic north.

5804 001 007 00

NW 1/4 Sec. 1

SW 1/4 Sec. 1

S 89°34'09"W 887.52'

5804 001 018 00

5804 001 008 00