



April 13, 2016

Members of the Planning Commission
Metamora Township
730 W Dryden Rd
Metamora, MI 48455

Via email:
c/o Township Clerk Jennie Dagher
clerk@metamoratownship.com

ATTORNEYS

RE: Public Hearing on Part I of Gravel Zoning Amendments

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Dear Members of the Township Planning Commission:

I write to you on behalf of the Metamora Land Preservation Alliance (MLPA), regarding the draft Part I amendment to the Metamora Township Zoning Ordinance. Please include this letter in the record of the public hearing.

MLPA generally supports the proposed Part I amendment. We understand that the Part I amendment is focused solely on the need for the gravel resource that the applicant asserts a proposed mining project would serve. We understand that Public Act 113 of 2011 requires that this question be answered before the local unit of government is required to permit mining.

MLPA also recognizes that the “need” issue is only one of the matters that the Township will amend its zoning ordinance to address. We understand that questions related to the harm a project will cause to the community will be addressed by the Township in Part II of the zoning amendments. MLPA believes that questions of harm – so-called “very serious consequences” – are of paramount importance when it comes to the Levy project proposed in Metamora; and we are confident the Township will address those issues in due time.

Until then, MLPA supports taking a careful look at need for the gravel resource in question. We support the effort to interpret Public Act 113 in a common sense manner; and to define terms in the ordinance that Public Act 113 has left ambiguous or open to interpretation. MLPA believes that the local unit of government, supported by its professional experts, is in the best position to weigh and measure the true need for any more gravel mining in Metamora Township.

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MLPA also believes any such consideration of “need” must ultimately give way to the unavoidable negative impacts that significant mining projects will force the community to endure. We understand that once any zoning amendments are enacted, the impacted public, including the MLPA, will have ample opportunity to provide facts and evidence relevant to the devastating environmental, nuisance, and property value impacts of the pending Levy/Boy Scout D Bar A proposal.

In light of the potentially dire consequences to Metamora and surrounding communities, MLPA appreciates the Township’s careful consideration of its zoning ordinance in light of new law and – at the appropriate time – all relevant facts and circumstances concerning any mining proposal. We look forward to continuing to engage in the process, and bringing further facts to light.

Thank you for this opportunity to provide MLPA’s position for the record. I look forward to seeing you Wednesday night.

Sincerely,



Christopher M. Bzdok

CMB:knf

xc via email: Doug Piggott
Mike Nolan
Gerald Fisher
MLPA