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*Meeting called by:* Chairperson, Ellen Moore @ 7:31 PM

*Members present:* Babcock, Gunnell, Moore, Myers, Sawade, Sevey, Tilburt

*Others present:* Attorney –Van Allsburg; Zoning Administrator –Gross

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*Pledge of Allegiance:*

*Approval of Minutes:* Motion to accept by Sevey, second by Myers, all Ayes, Carried.

*Approval of Agenda:* With no objections Agenda stands as written.

*Public Comment:* Matters not on the Subject of Public Hearing – None

*Agenda Item 1:* Scheduled Public Hearing – Lot Definitions, Lot Size, Lot Width and Utility Provisions

*Moore:* Called for public comment with explanation of procedures/proposal.

*Public Comment:* \*John Bitely: Proposed ordinance now seems to push toward required public water and sewer. What are the PC's plans for that in this township - is an abrupt change now.

*PC Response:* (Moore) There are other stipulations, not just public water and sewer, for consideration; there are ways a development can have a common system.

*Public Comment:* \*John Bitely, cont.: has been resistance to this in the past and this has strong language for public water and sewer. Asked if this position is changing and what the new plan is.

*PC Response (Moore):* This would go through the Township Board – we have no knowledge of their plan.

*PC Response (Gunnell):* Board has discussed it, no definite plans yet.

*Public Comment:* \*\*Patrick Sweeney: These changes will have a significant impact on the costs for developers and the amount of developing in this township. PC should take that into consideration.

\*\*\*Keith Mann: with regard to last November election – has discussed with neighbors and opinion is that ballot proposal was written wrong - would change voting if it was understood; residents want larger lots; expressed concerns about costs of road maintenance if more developing happens - as a tax payer he doesn't want to foot the bill; wants to keep township like farm country and neighbors agree.

\*\*\*\*Vicky Babcock: November vote was mis-leading and written to fail; PC is here to do what people of township want which is country atmosphere; to protect the environment, public systems are a good idea.

\*\*\*\*\*Rob Hall: 100% agree that vote was written poorly and mis-leading and wouldn't have passed if truly understood; also concerned that Solon Road will fail if more developing.

*PC Comment (Sawade):* PC had input for the Master Plan and community wanted larger lots; this is what the community wants, not just what the PC wants.

*Moore:* Called for additional comment - Closed public hearing on this issue.

*Discussion:* Van Allsburg called attention to suggested languages changes re: "lot of record," Pg. 2, as well as "edge of road" deletion, Pg. 4.

*Moore:* Called for motion to accept as changed and recommend ordinance to the Board. Motion by Sevey, second – Gunnell; All ayes – Carried.

*Agenda Item 2:* Scheduled Public Hearing – Zoning Amendment – Creation of Back Lots

*Moore:* Called for public comment with explanation of procedures/proposal.

*Public Comment:* \*Robert Whalen: Wishes to confirm – this is for clarification purposes.

*PC Response (Moore):* Yes. Van Allsburg mentioned this is to clarify contents of action for Section 3.03 taken previously in 2002.

*Moore:* Called for additional comment - Closed public hearing on this issue.

*Moore:* Called for motion to accept and recommend ordinance to the Board. Motion by Babcock, second – Sevey; All ayes – Carried.

*Unfinished Business:* 425 Meeting Date with City of Cedar Springs

*Moore:* No dates have been set yet, with all members of attendees, it's too large of a group; suggestion was to have Chair and Vice-Chair of each entity attend but they'll get back with her. Her recommendation will be if all of the PC wants to be there it should be allowed.

*Open Discussion for Issues not on the Agenda:*

1. Correspondence received: None
2. Planning Commission Members: N/A

*Report of Township Board Representative:* Gunnell – N/A

*Report of Board of Appeals Representative:* Tilburt: Nothing new.

*Report of Planning Consultant:* N/A

*Report of Zoning Administrator:* Re: Progress on Woodlawn – CS Pallet: Currently discussing options because a business that assumed an existing business didn't come to the PC per requirements at that time; issue is what standards are necessary now since currently new neighbors must abide with PC meeting.

*PC Question (Sawade):* Compliance to PC conditions met by Storage Time?

*Gross:* Still not in compliance -- due to snow accumulation now he'll deal with it after thaw.

*PC Question (Sawade):* Any progress with Premier Towing?

*Gross:* Thus far the opportunity to meet and discuss has been rejected by them. He insists he can have 19 cars on site.

*Discussion:* Suggestion that he's using the State's documentation for authorization; according to the PC resolution he's allowed 2 vehicles and he's not providing a signed agreement otherwise.

*Moore:* Called for any further items to discuss. N/A

*Moore:* Called for motion to adjourn. Motion by Sevey, second – Myers; All ayes – Carried.  
Meeting adjourned: 7:59 PM

*Next Scheduled Meeting* – Wednesday, March 27, 2019

Item #1:

- \*John Bitely, Owner Sable Homes
- \*\*Patrick Sweeney, Legal Representation, Sable Homes
- \*\*\*Keith Mann, Resident – 19 Mile Rd.
- \*\*\*\*Vicky Babcock, Resident – 18 Mile Rd.
- \*\*\*\*\*Rob Hall, Resident – Solon Rd.

  
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 SECRETARY      SIGNATURE  
 4/24/2019  
 \_\_\_\_\_  
 DATE

Item #2:

- \*Robert Whalen, Resident – Rau Drive