

Meeting called by: Chair Sevey @ 7:32 PM

Members Present: Chair Sevey requested Member Roll Call

Al Myers X Hal Babcock X Mark Hoskins X Keith Sawade X Rick Sevey X
Jon Tilburt X Joe VandenBerg X

Others present: Attorney – Leisman, Zoning Admin - Gross

Pledge of Allegiance:

Approval of Minutes: Motion to accept May 22, 2024, meeting minutes by Sevey, second – Myers, all Ayes, Carried.

Approval of Agenda: Motion to accept Agenda by Sevey, second – Myers, all Ayes, Carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: No public comment, closed.

Agenda Items to be reviewed by the Planning Commission: N/A

Agenda Item #1. Scheduled Public Hearing - Cedar Springs Retail Management – Rev. SPU App for 3584 17 Mile

Sevey: Called for public comment with explanation of procedures: (*B Ellick*) Overall is poor design – ent/exit over Meijer Gas fuel tanks; already a lot of traffic there.

Sevey: No further public comment – public hearing closed.

Sevey: Recognized Alejandro Fernandez – Stonefield Eng/CS Ret. Mgmt. (*Fernandez*) Presented revised plans per PC requests last month which add: stop sign at NE corner, spec curb, landscaping; designed proper traffic circulation, meets criteria, use fits intent of H.C.

PC Discussion/Questions:

- Is Meijer allowing drive? Need written approval.
- Apprehension about additional traffic; estimate of additional vehicle usage?
- Concerns over clear line of site at Cedarfield/17 Mile corner has a vision problem
- Would like current trees to remain but need additional landscaping if removed.
- Curve at drive to Meijer gas needs adjusting for easier maneuvering – NE radius should be longer and dressed up with more landscaping.
- If driving to Meijer gas...driving over fuel tanks?
- Formal approval for Cedarfield water/sewer?
- Re: Engineer review – exit drive should come out to Meijer? (*Gross*) Is approved for driveway as drawn.
- Has Meijer approval?
- Will building appear as last prints/renderings submitted - e.g. color, etc.?
- How much of hill excavated/removed? (*Tilburt*) There is an existing 9' slope down from north to south.
- Snow removal?

Applicant Response:

- Meijer allowing drive, will send written confirmation.
- Vehicle estimate – 475 – 500 average per day.
- Site triangle is clear – 25' for MDOT road.
- Can adjust NE drive radius to Meijer Gas Station
- Not driving over Meijer fuel tanks – drive is north of tanks.
- No formal approval from Cedarfield yet – will get and submit.
- Yes, Meijer approval – existing easement.
- Building will be as renderings indicate.
- Snow will be pushed south toward Meijer drive.

Leisman/Gross: Report on draft resolution for approval.

Can add, clear-vision clause to 2d, Site Access; will edit section 2e to specify November 14, 2023, plan elevations, add language re: increasing the northeast corner radius, will add approval of Zoning Administrator on revised plan submission. Condition: applicant must return to ZBA for variance since previous approval is expired – PC cannot “un-expire.” Thus, this approval is subject to ZBA approval.

Conclusion: Motion by Tilburt to approval special land use with conditions and resolution amendments discussed at this meeting. Second, Babcock. Roll-call vote: Ayes = 5 Nays = 2

Myers: Nay Babcock: Aye Hoskins: Nay Sawade: Aye Sevey: Aye Tilburt: Aye VandenBerg: Aye Motion carried.

Agenda Item #2. Initial Site Plan Review – Premier Auto for 28 17 Mile

Gross: Removing and replacing current building; cannot meet setbacks; parking on east side of building is legal non-conforming now but wants to expand...required 20' setback; will need variance approval/public hearing from ZBA then return to PC for public hearing probably August.

Sevey: Recognized owner, Scott Kooienga, and engineer, Bruce Callen. (*Kooienga/Callen*) Presented plans; not changing front parking – footprint shifted to west and building is different size; recognize is a 20' setback but doesn't fit proposed use; Re: neighboring property to east...will be screening near front of house to garage.

PC Discussion/Questions:

- Why the need for excess parking?
- Building elevations possible?

Applicant Response:

- Trying to get parking closer to work area; business is expanding.
- Color renderings available.
- Aesthetics will be better – anything we do will be better.

Leisman/Gross: (Gross) Parking issue based on size of building; previously NC and now IND. (*Leisman*) Had a conditional SPU in 2005, amended in 2017 and 2019 when site plan changed to SPU. Can do ZBA August 21, then to PC for SPU amendment on August 28th following ZBA; both public hearings.

Conclusion: Motion by Tilburt to set public hearing for August 28th meeting. Second, Hoskins. All Ayes, Motion Carried.

Unfinished Business:

1. Master Plan Evaluation – Sub-Committee Update: (*Hoskins*) Township Board extended the expired 6 month moratorium another 6 months. New map draft: #56 should be colored red but all else is as indicated; corrected PA425; check spelling on legend; add Fire Department location.

PC Discussion/Questions:

- Stopping rezoning at Solon (intersection of White Creek and U.S. 131)? (*Hoskins*) Yes
- 16 Mile area west of Northland – good idea for HC and IND due to PFAS – levels still hazard; Township Board met with EGLE representatives – not a lot of answers.
- Consider indicating Rogue River State Game area?
- Map is not “law” – this is to work from

Leisman/Gross: (Gross) Master Plan is for future land use...now using Zoning Map with existing Rogue River overlay, would need on “Future Land Use” map. (*Gross*) Rogue overlay adopted and became our zoning which I enforce, if water involved is state controlled.

Conclusion: Will get final Future Land Use Map done.

2. Ordinance Update – Manufactured Homes: (*Leisman*) No changes - will be on public hearing with other amendments.

Conclusion: Public hearing July 24th

3. Ordinance Update – Private Streets: (*Leisman*) Initial draft done in April – tabled; provided examples from Courtland and Nelson Townships for review in May – tabled; can draft amendment as directed for consideration.

4. Ordinance Update – Exterior Lighting: (*Leisman*) Submitted draft 3 – changed, “36,000 lumens...” back to “3,600 lumens...” Should be, “36,000 lumens. No other changes - will provide PC with clean copies of Draft #4.

PC Discussion/Questions:

- Change Sec. 3.21E(6) – change, “150 watts...” to “3,000 lumens total.”
- Corrections – Sec. 3.21C(3) – 250 to 25'; 3.21H – “dusk to dawn lights are not permitted...”

Conclusion: Motion by Babcock to set a public hearing for July 24th meeting for each ordinance amendment, Manufactured Homes, Private Streets and Exterior Lighting. Second, Hoskins, All Ayes, Motion Carried.

Continued PC Discussion/Question: (Gross) Can send PC Private Streets standard to use as guidelines.

- Contemplating giving all to the County – for safety’s sake is good idea
No need to hurry – current interested parties aware they must build to county specs.
- Concerns for private roads is access for emergency vehicles, school buses, etc.
- This is why we did away with shared drives.
- Issue is number of homes on proposed/splits.
- Consider sub-committee for further investigation?
- Asked for additional reference from Plainfield and Algoma Townships

Conclusion: Withdrawn from motion for public hearing in July; matter tabled, and Ross will provide resource from Plainfield and Algoma

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members:
(Babcock) For reference: Ottawa County is reducing residential home square foot allowance to 1,000.
2. Correspondence Received: MTA Planning and Zoning Training Brochure - No Online Offering

Report of Township Board Representative: (Hoskins) *Re: Township vs. Hydrovac – We’ve begun lawsuit proceedings – is filed in court.*

Report of Board of Appeals Representative: (Tilburt) N/A

Report of Zoning Administrator: (Gross) *Re: CS Ret Mgmt Traffic Flow – Has been in contact with MDOT – not much help; they need motion and vote from Township Board then will look at.*

Additional Public Comment: *Anielski, A.J. – thank you for tending to Manufactured Homes and Lighting ordinance amendment; neighbor’s lighting at night blinding

**Ellick, Rodney – *Re: Building Permit Submission by Applicants who’ve been to PC – Had recent issue with Space Source façade and un-engineered, un-stamped prints; now Petz Prefurred has submitted prints modified from what PC approved; Building Department only has resolution and meeting minutes to go on, then “bait and switch” happens; this is how problems begin. Because the responsibility falls on the Building Department we need:*

- Engineered, stamped final prints that PC has approved.
- Zoning and PC signed approval on prints prior to building permit issuance
- Need to work together.

PC Discussion/Questions:

- PC approves based on what they submit to us.
- Confusion with many different people presenting on one application
- PC needs to insure everything is laid out correctly first
- Building Department needs to approve only according to what PC allows

Sevey: No further discussion. Motion to adjourn by Sevey, second - Myers, all Ayes, carried. Meeting Adjourned: 10:20 PM.

Next Scheduled Meeting: Wednesday, July 24, 2024

Alan Myers - Secretary
7-24-24 - Date

★ Agenda item in order of approved agenda – discussed out of order

Anielski – 1590 Serenity Valley, Cedar Springs, MI 49319

**Ellick, Rodney – 15810 Simmons, Cedar Springs, MI 49319

[Handwritten notes and signatures in the bottom right corner]

