



Meeting called by: Chairperson, Ellen Moore @ 7:30 PM

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

Member absent: Keith Sawade

Others present: Attorney –Van Allsburg; Zoning Administrator –Gross; Supervisor - Ellick

Pledge of Allegiance:

Approval of Minutes: Motion to accept April minutes as written made by Babcock, second by Sevey. Clarifications requested by Tilburt are: Pg. #1, Agenda Item 1, Pulaski proposal, Para. #1: *Requesting approval of site plan for Ashton Meadows OSP at 1951 & 2191 19 Mile, Cedar Springs, Mi...change “existing” to “consisting;”* Pg. #2, Para. #3: *...Which lots id HD eliminate?...change “id HD” to “did the Health Dept;”* Pg. #2, Para. #8: *....based on draft resolution with deficiencies in existing...insert “zoning” ...plan... Vote to approve with said changes, all ayes. Carried.*

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

Public Comment -Matters not the Subject of Public Hearing: *Vicky Babcock – reminder of upcoming August 6th vote and to remind folks to vote.

Agenda Item 1: Site Plan Review – Therapy Shoppe/Narnia Shoppe Addition

Moore: Since applicant is absent, requested suggestions for tonight’s action.

Discussion: (Gross) Believes issue for applicant, pertaining to Zoning, is primarily the setbacks not being met, however there were other items from the engineer for the PC to address as well; (Sevey) Is it possible they could shorten distance to 35ft.? (Gross) They didn’t want to do that either. (Tilburt) Suggested it be taken to the ZBA for a variance – it may or may not be approved; Since a variance is necessary, and the PC cannot make that decision, suggestion is to table the matter.

Moore: Called for a motion to table Therapy Shoppe/Narnia Shoppe review. Motion by Gunnell, Second by Babcock/Myers. All ayes, motion carried.

Unfinished Business: N/A

Open Discussion for Issues not on the Agenda:

1. Correspondence received:
 - a. Great Lakes Landscape/M&J Real Estate Holdings – site plan, application w/escrow agreement, and engineer letter packet distributed to all present. (Packet to be mailed to Keith on 07/29/2019.)
 - b. MTA Zoning/Planning Seminar Brochure – Jerry attending on Aug. 27th, anyone else interested in attending to see Cathy a.s.a.p. – registration is due by July 31st.
2. Planning Commission Members: N/A

Report of Township Board Representative: (Gunnell) N/A

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

Report of Planning Consultant: N/A

Report of Zoning Administrator: (Gross) Informed PC Board that Head Start has taken over the building located at 14951 White Creek Ave., and have requested approval for a sign. Originally site was approved for Sunshine daycare but was questionably passed, 7/08/1985; since Head Start is an actual school, and thus a special use, should he approve sign application?

Discussion: 1985 vote was “tied” with Mike Holton abstention, and shouldn’t have passed; Head Start never came to Planning Commission for a special use; they receive state and federal funding so they’re technically a school.

Conclusion: (Moore) Shouldn’t approve until they come to the Planning Commission. (Van Allsburg) Good idea to invite them to determine what they want then apply to PC for it.


Moore called for any further discussion: (Ellick) Has someone who wants an accessory building that’s too large so may

want to look at requirements for building size; Sable Developing was present at last Township Board meeting and asked to be on agenda re: Ashton Meadows – suggestion perhaps to circumvent the Planning Commission. Denied.
Discussion: (Tilburt) ? re: current litigation - due to the court ruling, does Sable theoretically have the right to have the Township Board make the decision? (*Van Allsburg*) The ordinance contains that provision providing they indicate the number of homes but they didn't do that...they didn't meet the standards of the ordinance. "Theoretically" had they done so they could've possibly sidestepped the Planning Commission. Currently, there is no application to rule on -- the upcoming August 6th vote may affect those requirements.

Moore: Called for motion to adjourn: Motion by Tilburt, second – Sevey; All ayes – motion carried. Adjourned 7:53 PM.

Next Scheduled Meeting: Wednesday, August 28, 2019

*Vicky Babcock – 2711 18 Mile Rd., Cedar Springs, MI 49319



Secretary

8/28/19

Date