



**Meeting called by:** Chairman Sevey @ 7:31 PM

**Members Present:** Chairman Sevey requested Member Roll Call

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

**Others present:** Attorney – Leisman, Zoning Admin - Gross

**Pledge of Allegiance:**

**Approval of Minutes:** Motion to accept February 28, 2024, meeting minutes with pg. 2, red-letter addition, “of materials,” by Hoskins, second – Sawade, all Ayes, Carried.

**Approval of Agenda:** Motion to accept Agenda as written 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:**

Agenda Item #1: 1<sup>st</sup> Site Plan Review – Reeds Private Road

Sevey: Recognized Zoning Administrator, Gross. (Gross) Giving PC first look at site plan for private road request at 4520 22 Mile. Issues: Ordinance Sec.3.26 D3, cannot be over 1,360’ deep – request is for 1,930’; Sec. 3.26 F4&5, width proposed is 20’ w/2’ shoulder both sides; doesn’t indicate asphalt; will need determination for maintenance – KCRC letter dated 3/6/2024 indicates they will not. Will communicate to applicant issues – possible to PC in April, public hearing in May.

**PC Discussion/Questions:**

- Mandatory road width?
- Most roads today have bicycle paths – should consider that.
- Cul-de-sac big enough for fire/emergency vehicles?
- Need to avoid a situation where developer puts base in and leaves owners with outcome.
- Wet areas on properties - If not paved, good enough road for emergency in spring conditions?
- Culverts: need to avoid draining onto neighboring properties.
- Parcel 3: driveway off easement instead of 22 Mile?
- DEQ concerns?

**Zoning Response:**

- Required road width = 28’ cleared; 24’ right-of-way plus 2’ shoulder
- (Ellick) Ordinance written when fire trucks were shorter, much longer/larger now – may want to change ordinance
- Cul-de-sac requires 60’ radius.
- Appears culverts drain onto neighbor’s property.
- DEQ requirements mentioned to applicant.

**Conclusion:** PC members to direct any further input to Zoning Administrator

**Unfinished Business:**

1. Secure Storage (Space Source) – Sub-Committee Update

Sevey: Recognized members Logan Dykgraaf, owner, and architect, Jim VanderMulen. (Dykgraaf) In Oct. 2022, site plan was approved in HC then in Feb. 2024 construction was not approved; project was permitted in Bldg Dept.; met with Sub-Committee and made significant changes to elevations, brick, and bigger entrance; design meets and exceeds requirements; request latest renderings be approved.

*Sevey*: Recognized sub-committee members Sawade and Vandenberg. (*Sawade*) Read Tilburt email response to revised plan. Sub-Committee met once alone, once with applicant; requested changes which would make buildings appear more like original depiction - more stucco and brick, wrap ends to sides of buildings; more landscaping; received new renderings dated 3/26/24.

**PC Discussion/Questions:**

- Fact remains: buildings are nowhere near what was presented and what the Planning Commission expected.
- Visited Byron Center location – these still don't look like those.
- Continued to work after Zoning Administrator asked to stop.
- If setbacks an issue may need to request variance – not the PC's issue.
- Resolution – Sec. 2(f) specifies compliance with depiction of buildings on plan submitted 10/7/2022.
- This building should look more like neighboring buildings – O'Reillys and Choice One; is in front of those and shows all metal panels.
- Trying to work toward acceptable compromise.
- Should wrap around to sides; needs fast-growing landscaping and trees.

**Applicant Response:**

- Percentage of metal now down from 70% to 60 % - not predominant
- Front is now broken up more.
- Wrapping on ends could be a setback challenge.
- Cannot attach stone to side – structure is stand-alone.
- Made significant improvements – no “lipstick” here.
- Work continued but not on façade as indicated by Zoning Administrator was the questionable area.
- What is proposed does represent Byron Center location
- Have used every architectural feature to match zoning but asking for more based on what?

*Sevey*: Called for motion to approve front as drawn on 3/26/2024 plan submitted and moving 3<sup>rd</sup> simulated door to end of building and wrap around corner 12' on both east and west ends; Space Source to resubmit revised plan to be approved by the Zoning Administrator per Planning Commission's requests. Motion by Sawade, Second by Myers, Ayes = 5, Nays = 1, Motion Carried.

**Conclusion:** Space Source to submit revised renderings to Zoning

2. Master Plan – Sub-Committee Update  
(*Hoskins*) Awaiting print from Dan Hula; when received will meet again.
3. Joint Scheduled Meeting w/City of Cedar Springs – PA-425 Agreement - Update  
(*Sevey*) Overall went quite well – 1<sup>st</sup> meeting in 20 years; discussed boundaries; discussed sidewalks, speed limits control on White Creek Ave, and water and sewer coming west of 131 Xway; City also working on Master Plan; established tentative date for next meeting – 3/25/2025.

**PC Discussion/Questions:**

- (*Ellick*) Initially Meijer went to City for Sewer/Water – was 3x going rate so Meijer declined; Township Board talked with engineer and a landowner about spending dollars for sewer in Solon, didn't happen.
- (*Stout*) Need to look at sewer situation – Cedarfield to end hook-ups in 2025.
- (*Hoskins*) Our soil is pretty heavy; limited as to who develops; not needed thus far; not capable for future.
- State of Michigan possible legislation for more local control of speed limits

**Conclusion:** Attorney Leisman to investigate legislation

**Open Discussion for Issues not on the Agenda:**

1. Planning Commission Members:  
(*Hoskins*) What's next step: Manufactured Home Ordinance? Private Roads Ordinance? Hydrovac waste situation? In Zoning Ordinance Sec. 3.21 – What is, “shedding” of light...how enforced?

**PC Discussion/Questions:**

- (*Leisman*) Will have ordinance drafts on Manufactured Homes and Private Roads for next month.
- (*Ellick*) Re: Hydrovac – Code Enforcement to begin writing citations.
- (*Gross/Leisman*) Re: “shedding,” must project down, not out to neighbors; can amend language; Code Enforcement may have to issue citation(s).

*PC Discussion/Questions, cont:*

- Ordinance is older – new, brighter light bulbs now.
- Is on-going problem – can be more specific

*Conclusion:* Attorney to get examples of ordinance language

(VandenBerg) If PC Member is neighbor of Reed’s proposed private road must they recuse themselves?

*Attorney Response:*

- (Leisman) If you have no direct interest in the property, no.

2. Correspondence Received: Notice of Intent to Plan – Tyrone Township

**Report of Township Board Representative:** (Hoskins) As of April 1<sup>st</sup>: raise for PC members from \$75.00 to \$100.00, and sub-committee members the same. Chairpersons of any sub-committee will be responsible for submitting hours.

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

**Report of Zoning Administrator:** (Gross) Has been in discussion on another private road off Krauskopf; may come to PC;  
Re: Space Source: When new plan comes in – will advise sub-committee.

**Additional Public Comment:** N/A

Sevey: Motion to adjourn by Sevey, second - Myers, all Ayes, carried. Meeting Adjourned: 9:24 PM.

*Next Scheduled Meeting:* Wednesday, April 24, 2024

Alan Myers - Secretary  
4-24-24 - Date