

Meeting called by: Chair Sevey @ 7:30 PM

Members Present: Chair Sevey requested Member Roll Call

Al Myers X *Hal Babcock* X *Mark Hoskins* X *Keith Sawade* AB *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 April 24, 2024, meeting minutes by Sevey, second – Myers, all Ayes, Carried.

Approval of Agenda: Motion to accept Agenda with change* by Sevey, second – Babcock, all Ayes, Carried.

*Change to reflect new Agenda Item #1 – C.S. Retail Management New Application for 2024

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

*1. Cedar Springs Retail Management – Revised SPU Application for 3584 17 Mile

Sevey: Recognized Jerry Gross and Alejandro Fernandez, Stonefield Engineering: (*Gross*) A new application has been submitted for C.S. Ret. Mgmt. for proposed restaurant at 3584 17 Mile; (*last appearance before PC was in February, 2023, meeting;*) new plans being distributed tonight for discussion only; probably can do public hearing in June. (*Fernandez*) New design addresses previous concerns – reduced number of buildings from two to one omitting medical office, removal of parking in front setback, redesign for re-stacking for drive thru, plus cross access; does have variance approval; believes better fit and great for property.

PC Discussion/Questions:

- Where is run-off? A lot of x-tra water; with pavement, how catching flow?
- Run-off ending up in Kent County drain – have they been contacted?
- Snow removal?
- Where is loading space?
- Engineer’s suggestions for traffic flow addressed? (*Gross*) Different now due to lateral drive.
- New traffic study? Good idea with extra traffic due to Aldi and planned expansion in Cedarfield
- What type of restaurant?
- Fees from previous escrow accounts reconciled? (*Gross*) All fees settled.
- Gutter detail – flush curb? Can do a taper curb for snowplowing?
- Had concern about trees in front being removed; will need more landscaping.
- Concerns about additional trees and snow removal piles in clear view area on 17 Mile; is Michigan road but the more sight line the better so not much more landscaping there.
- If a lot of snow being removed will need to be trucked out – cannot obstruct clear view area(s).
- Can the original traffic study be reviewed? Can the speed limit be reduced? (*Gross*) Issues with traffic study: study being done after school is out so inconsistent; this is MDOT issue, and they don’t want a light at Edgerton; previously told by MDOT not enough incidences there yet; new study may not give you what you want.
- (*Leisman*) Can do draft taking care of technical issues in language – e.g. two business uses down to one, definition of driveway, check for conditions on variance.

Applicant Response:

- Run-off to the south, underground to Meijer system, previously approved.
- County not contacted yet – we have easement – will get approval; is indicated on Master Plan as future out lot.
- Multiple areas for snow – ample space.
- Traffic flow: can do left or right or find parking; can put signage in.

- No plan for a new traffic study – will be less cars; do not anticipate bigger addition to traffic – can give estimate at next meeting.
- Cash/Coffee restaurant - will not be fast food.
- All curbed but have exit for leaving; can do taper curbs – shouldn't be an issue.
- Will need to remove tree.

Conclusion: Motion by Sevey to set public hearing for June 26th meeting for Special Land Use request. Second, VandenBerg, All Ayes, Motion Carried.

Unfinished Business:

1. Master Plan Evaluation – Update

(*Hoskins*) Met and looked at: Algoma to Division 330' across – felt enough for businesses in NC; Algoma to Cedar Springs Ave on north, HC; to south, Ind.; attempted to fill in "little" spots to include everyone on 17 Mile but not go too deep. Do not have updated map from Hula yet – asked for an email copy for next month; extending the 6-month moratorium being brought to Township Board.

PC Discussion/Questions:

- Please forward emailed map a.s.a.p.

2. Ordinance Update – Manufactured Homes:

(*Leisman*) No changes from amendment before so will do all amendments together.

3. Ordinance Update – Private Roads

(*Leisman*) Had discussed going with KCRC requirements instead of private street standards; have given two examples – Courtland and Nelson Townships. Courtland – adopted KCRC except for private streets being gravel, no specifics on paved; Nelson – can have private if four or less lots, five or more need KCRC standards. Can provide draft if decision tonight.

PC Discussion/Questions:

- Two members of PC are absent tonight...table?

Conclusion: Motion to table by Sevey, Second, Myers, All Ayes, Motion Carried.

4. Ordinance Update – Exterior Lighting

(*Leisman*) Provided red-letter Draft 2 with revisions on height to 25', watts to lumens, effective in all zoning districts, and no spillage onto adjacent land/roads.

PC Discussion/Questions:

- Concerns with 36,000 lumens number – need to change to 16,000? Prefer Tilburt and Sawade input before decision.
- What about existing lighting on barns, etc., now?

Conclusion: Ross to do a Draft 3. Will need a public hearing – best to do all three ordinance updates at once.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members:

(*Hoskins*) Re: Traffic Issues on 17 Mile – Need to contact MDOT about 55 MPH and/or traffic light.

(*Gross*) Township could put light in ourselves or require it of developer but would irritate MDOT; speed restrictions easy to change, hard to enforce.

(*Hoskins*) If the speed limit changed, there would be something to enforce; need to slow traffic down.

2. Correspondence Received: *Notice of Planning, City of Cedar Springs*

Report of Township Board Representative: (*Hoskins*) N/A

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

Report of Zoning Administrator: (Gross) Received site plans from Premier Auto; wants to expand at old roller rink on 17 Mile and wants to come PC a.s.a.p.; may need more parking area and perhaps issue with setback; will review further and report back next month. Re: Petz Prefurred – not much movement yet.

Additional Public Comment: N/A

Sevey: Motion to adjourn by Sevey, second - Myers, all Ayes, carried. Meeting Adjourned: 8:34 PM.

Next Scheduled Meeting: Wednesday, June 26, 2024

Al Myers - Secretary
6-26-24 - Date

To
1/1/21
2/1/21