Minutes of a meeting held on January 18, 2010

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, January 18, 2010, at the Township/Village Hall, 240 Maple Street, Caledonia, Michigan

1. CALL TO ORDER / ROLL CALL

Chairman Warner called the meeting to order at 7:00 p.m. with a quorum present.

Members Present: D. Gunnink, M. Kelly, D. Koopmans, T. Morris and A. Warner
Members Absent: M. Homier, R. Parent
Staff Present: Bob Phillips
Others Present: Members of the media and Township citizens

2. CONSIDERATION OF THE MEETING AGENDA

Item 6A was stricken.

3. PUBLIC COMMENTS (BRIEF – UP TO 2 MINUTES)

A. Warner opened the floor to public comment.

Seeing none, the public comment portion of the meeting was closed.

4. CONSIDERATION OF MEETING MINUTES

A. Minutes of the December 21, 2009 meeting.

Page 3 The words “The site plan exceeds allowed impervious area by 14%” was replaced with “The impervious areas was changed from 50% over what is allowed by the Township Ordinance to 64%.”

M. Kelly made a motion to approve the minutes of December 21, 2009, with noted changes. Motion was supported by A. Warner.

VOICE VOTE: All ayes. Minutes of the December 21, 2009 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

None
6. **UNFINISHED BUSINESS**

A. (Tentative – Not Yet Confirmed) Chemical Bank Request to Amend the Zoning Map – Item untabled from the October 5, 2009 PC Meeting Agenda. Request by “William Gray (Agent) on behalf of Chemical Bank (Applicant)” to re-zone one parcel from R-R Rural Residential District to C-2 General Business (Commercial) District. The property is located on the northwest corner of the Broadmoor Avenue (M-37) and 76th Street. This parcel also falls partially within the Broadmoor/Cherry Valley Corridor Overlay District. Parcel number 41-23-08-300-009, a 5.66 acre parcel previously known as 7579 Broadmoor Ave. SE.

Stricken.

7. **NEW BUSINESS**

A. Annual Election of Planning Commission Officers

1. Chair

D. Koopmans nominated A. Warner for Chair. T. Morris supported and A. Warner accepted.

**VOICE VOTE:** All ayes. Motion passed. A. Warner is Chair of the Planning Commission for 2010.

2. Vice-Chair

D. Gunnink nominated M. Kelly for Vice-Chair. T. Morris supported and M. Kelly accepted.

**VOICE VOTE:** All ayes. Motion passed. M. Kelly is Vice-Chair of the Planning Commission for 2010.

3. Secretary

M. Kelly nominated D. Gunnink for Secretary. T. Morris supported and D. Gunnink accepted.

**VOICE VOTE:** All ayes. Motion passed. D. Gunnink is Secretary of the Planning Commission for 2010.

B. Consideration, Review and Approval of the Annual Schedule of Regular Planning Commission Meetings for Calendar-Year 2010. Once approved, the schedule will be posted at the Township Hall.

D. Koopmans made a motion to maintain the scheduled as proposed. Motion was supported by D. Gunnink.

**VOICE VOTE:** All ayes. Motion passed.

C. Review the Draft 2009 Planning Commission Annual Report – Discussion and comment prior to submitting the Township Board, as required.

T. Morris made a motion to approve the report as drafted and forward it to the Township Board. Motion was supported by A. Warner.

**VOICE VOTE:** All ayes. Motion passed.
D. **Review of Draft Illumination Ordinance Changes** – As directed by the Planning Commission at December 21, 2009 meeting, staff was requested to draft zoning ordinance changes for review and consideration that would incorporate various lighting requirement changes to specific zoning districts within the Township.

A. Warner stated that there are currently no calculations in the proposed ordinance and asked Mr. Phillips to explain the proposed ordinance. Mr. Phillips explained the current standards for gas stations and how calculations could be made regarding minimum and maximum lighting ratios as suggested by Mika Meyers Beckett & Jones. Mr. Phillips suggested that more specified numbers be used in specific areas. A. Warner asked if the Planning Commission could change the requirements as necessary and Mr. Phillips confirmed that the Planning Commission has that ability on a case by case basis.

Mr. Warner suggested that the standards used in surrounding townships be considered as a guideline. M. Kelly stated that the main focus is to avoid spillover of lighting in residential areas. D. Gunnink suggested that a range be used for specified areas and Mr. Morris agreed. Mr. Warner asked that Wilcox be consulted so as to compare with other townships and determine an appropriate guideline. Mr. Phillips explained that the proposed changes would require a public hearing.

**ARCHIE WARNER ENTERTAINS A MOTION:**

A. Warner made a motion to approve the proposed ordinance as amended and brought before a public hearing and then returned to the Planning Commission for review a final time before sending it to the Township Board. Motion was supported by D. Gunnink.

**VOICE VOTE:** All ayes. Motion Carried

8. **PUBLIC COMMENTS (EXTENDED – UP TO 5 MINUTES)**

   A. Warner opened the floor to public comment.
   Seeing none, the public comment portion of the meeting was closed

9. **COMMISSIONER’S COMMENTS**

   A. Warner thanked everyone for their confidence in him as chairman adding that he will do his best to do a good job for the Township.
10. **ADJOURNMENT**

D. Koopmans made a motion to adjourn. Motion was supported by M. Kelly.

**VOICE VOTE - all ayes – Meeting adjourned at 7:40 p.m.**

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**CALEDONIA TOWNSHIP PLANNING COMMISSION**

Duane Gunnink, Secretary
Approved: February 1, 2010

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Sincerely,

Cindi Landon
Recording Secretary