CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
Mike Kelly, Chairman

Minutes of a meeting held on February 1, 2010

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, February 1, 2010, at the Township/Village Hall, 250 Maple Street, Caledonia, Michigan

1. CALL TO ORDER / ROLL CALL

Vice-Chairman Kelly 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 R. Parent  
Members Absent: M. Homier and A. Warner  
Staff Present: Bob Phillips, Todd Boerman  
Others Present: Members of the media and Township citizens

2. CONSIDERATION OF THE MEETING AGENDA

Okay as presented.

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

M. Kelly 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 January 18, 2010 meeting.

Page 2 The nomination for Chair was corrected to read, “D. Koopmans nominated . . .” under item 7.A.1.

D. Koopmans made a motion to approve the minutes of January 18, 2010, with noted changes. Motion was supported by D. Gunnink.

VOICE VOTE: All ayes. Minutes of the January 18, 2010 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

None
6. **UNFINISHED BUSINESS**

   A. **Final Site Plan Review for Campau Corners – Requested by Don Ziemke, agent for Great Lakes Convenience, Inc.** Request is to permit construction of a gas station and neighborhood convenience store with a drive thru that will replace a similar development at this C-1 zoned location. Property known as Campau corners – 6785 Whitneyville Road. Parcel Number 41-23-02-375-010. A preliminary site plan was approved for this site by the Planning Commission on December 21, 2009.

   Don Ziemke greeted the Planning Commission and explained the proposed improves requesting final site plan approval. Tim Spitzley and Mike Dier are also present on behalf of the applicant. Mr. Ziemke stated that they feel they have addressed the items that needed clarification from the previous meeting and asked if there was anything further.

   D. Gunnink confirmed the lighting details and fixtures as outlined on the site plan. M. Kelly confirmed that the light fixtures meet the criteria of the zoning ordinance. Mr. Koopmans asked about the driveway permits and Mr. Ziemke replied that he has received a preliminary letters from the road commission supporting the plan.

   D. Koopmans asked about a schedule to replace the sponges and how they are disposed of. Mike Dier replied that they visually check the sponges for replacement and that Crystal Flash has a reclaim and disposal program that they utilize. Mr. Gunnink asked for a written schedule to be placed on file with the Township regarding replacement of the sponges used in the retention pond. Mr. Ziemke stated that he will get a schedule adding that they will continue to monitor it themselves. Mr. Ziemke stated that they have decided not to add satellite pumps for diesel but instead will use a long arm equipped to reach the opposite side when necessary as they are also concerned about flow.

   M. Kelly asked about the signage and Mr. Phillips stated that it is okay under the C-2 zoning. Mr. Kelly asked about the neon tubing which could be considered the edge of the sign and Mr. Phillips stated that Ed Rusticus would have to determine the sizing of the sign but that the Planning Commission could approve the sign per the drawing provided. Mr. Kelly stated that he feels the sign is unique and part of the architecture of the site.

   **MIKE KELLY ENTERTAINS A MOTION:**

   M. Kelly made a motion to grant final site plan approval with the following conditions: (1) that the Township receive written instructions regarding the procedures for the maintenance and disposal of the scrubber used in the retention pond, (2) that the driveway approval has been obtained, (3) that the applicant will use “A” style light shields to eliminate light scatter, and (4) that the sign is approved as shown knowing it is in excess of the C-1 District guidelines. Motion was supported by D. Koopmans.

   **ROLL CALL VOTE:** T. Morris – aye; R. Parent – aye; D. Koopmans – aye; M. Kelly – aye, D. Gunnink – aye. Motion Carried.

   D. Koopmans commented that the plan is a nice facility and thanked the applicant for investing in the community.
7. NEW BUSINESS

A. Site Plan Review for Labarge Dam Substation – Requested by Consumers Energy, easement holder. Request is for site plan review and approval to rebuild and relocate the electrical distribution substation adjacent to the Labarge Hydro Generating Plant at 7350 84th Street. Parcel Number 41-23-22-100-022. The substation proposal falls under the Township’s definition of an “essential service” which is allowable in all zoned districts. The proposed Plan is to decommission and restore an existing 46kV substation at the site and relocate and rebuild a new 138kV substation nearby at the same site.

Karen McCarthy of Consumers Energy greeted the Planning Commission and introduced Greg Kral who would give more details about the plan. Ms. McCarthy explained that the electrical demand on the substation were continuing to rise and that they need to expand from the current 46kV substation to a 138kV substation to meet that demand. Greg Kral explained that during the summer months the peaks in use impact nearly 6,000 customers and showed a map which outlined the areas affected. Mr. Kral stated that the plan is to retire the current substation and relocated to the location on 84th Street.

D. Koopmans asked about the fencing of the easement and Mr. Kral replied that there is a five foot perimeter on the fence which would be 30 feet from the substation fence to the property line, the fence would be eight feet tall with seven feet of mesh and one foot of barbed wire which complies with National Safety Code for electric substations. There will be a padlock on the gate as well. M. Kelly stated that the fence height exceeds the zoning ordinance but that because this is an essential use, the Planning Commission can grant approval.

Mr. Kelly asked if the dam would have any further output and Mr. Kral replied that it would be the same as it is now. Mr. Koopmans asked why the borings were performed and Mr. Kral explained that they were done to assure that the soil would be adequate to support the weight of the substation. Mr. Kelly asked if structure height would land completely on the property if it were to fall and Mr. Kral replied that it would. Mr. Kelly asked about the landscaping plan and Mr. Gunnink stated that the would like to see a row of pine or trees as it would be a good gesture for the community. Mr. Kral stated that they have found that adding trees sometimes draws attention to the site when leaving it as is usually works best, but they would be willing to use some utility friendly plantings. Mr. Kelly asked if there would be any additional lighting and Mr. Kral stated that they would not light the site and that there would only be a sign stating “no trespassing” only.

MIKE KELLY ENTERTAINS A MOTION:

D. Gunnink made a motion to approve the site plan which is to include a storm water permit when the application is issued, screening within 10 feet on the north side of the property and that the applicant will leave the parking area as gravel when the grading is completed. Motion was supported by R. Parent.


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

M. Kelly opened the floor to public comment.

Seeing none, the public comment portion of the meeting was closed
9. COMMISSIONER’S COMMENTS

D. Koopmans thanked Campau Corners for their plan as he feels that the business serves a real need in that area adding that they did a good job and he is glad they decided against a satellite diesel island. Mr. Kelly added that he is aware that Campau Corners is the active at school functions and the first to step forward as an asset to the community. R. Parent stated that he hopes that their actions will raise the bar for others in the community.

10. ADJOURNMENT

D. Koopmans made a motion to adjourn. Motion was supported by R. Parent.

VOICE VOTE – all ayes – Meeting adjourned at 8:00 p.m.

CALEDONIA TOWNSHIP PLANNING COMMISSION

Duane Gunnink, Secretary
Approved: 2/15/10

Sincerely,

Cindi Landon
Recording Secretary