1. CALL TO ORDER / ROLL CALL

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


Members Absent:  M. Kelly

Staff Present:  Michael Clark, AICP, Williams & Works

Others Present: Members of the media, Representatives from Camp O’Malley, and Representatives from Foremost Insurance

2. CONSIDERATION OF THE MEETING AGENDA

Agenda accepted as presented.

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

A. Warner opened the floor to public comment and found no comment from the audience.

4. CONSIDERATION OF MEETING MINUTES

A. Minutes of the March 7, 2011 meeting.

T. Morris made a motion to approve the minutes of March 7, 2011, as amended. Motion was supported by D. Koopmans.

VOICE VOTE: All ayes. Minutes of the March 7, 2011 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

A. Warner disclosed that his business, Harder & Warner, does work for Foremost Insurance, will recuse himself for this request.

R. Parent disclosed that he also works for Foremost Insurance.

D. Gunnink stated he does not have an issue with R. Parent on the panel, feels he can be unbiased.
6. **UNFINISHED BUSINESS**

None.

7. **NEW BUSINESS**

A. **Special Use Permit** – Requested by Grand Rapids Youth Commonwealth to build additional cabins at Camp O’Malley, located at 7360 Thornapple Dales S.E.

Becky Reed Missad, Camp O’Malley, located at 7360 Thornapple Dales Drive, stated the Camp would like to add new cabin, would be for staff, would like to replace all cabins eventually when funding is available, asking for permission to install 3 pads – two for future staff cabins, will save funds by installing 3 now instead of one at a time.

A. Warner opened the public hearing at 7:06 p.m.

Fred Steketee, 7310 Valhallia Drive SE, comfortable with mission of Organization, have been contributors and volunteers at Camp O’Malley, was very careful when moving next to camp, concerned with other uses for camp and cabins, camper numbers are down from past, cited “Access Camps” program, feels it is a good experience for kids, concerned about number of campers that will be housed in cabins, his understanding that Grand Rapids area philanthropic community had recommended that the camp be closed, what would be future uses for camp and cabins if site is closed, distributed original request information for Camp to Commissioners and reviewed what was originally approved, utilities basically have a wall around, his residence is located directly south of facility.

D. Koopmans received clarification on plans that were submitted by resident.

Fred Steketee, plans appear the same as prior submission, new plan does not show a screening wall around mechanicals, has had communication with Camp regarding the original plans requesting a screening wall around mechanicals.

A. Warner stated that he recalls making the wall a “screened” wall for neighbors.

Fred Steketee, also recalls a deck being proposed and had concern about large group gatherings, cited two small units-heating and cooling housing, Rockford Construction had agreed to install a wall to plan, was assured that the problem would be resolved to their satisfaction, installed plywood and that helped somewhat, sound seems worse than before, original director was replaced by interim director, had offered to pay for some of changes but has withdrawn offer since, would like them to build a wall or some sort a housing to muffle sound, received letter in December 2010 that he feels was threatening in nature, feels that issues should have been addressed-broken promises, feels the solution is a wall, have attempted to come to a compromise with Camp O’Malley representatives to no avail.

A. Warner found from Steketee that activities have not had any lasting impact, noise is the primary issue.

Lee Sanborn, 7345 Valhallia Drive SE, questioning location of cabins that are proposed, currently have a woods as a buffer, found that they will be located between existing cabins, have minor issues with noise-overall not an issue.

Debra Steketee, 7310 Valhallia SE, stated she feels it is crucial that Commissioners to understand changes to original plan and the impact those changes have on neighboring parcels. Clark clarified that the original plan was altered and a reduced size was proposed in January 2007, Planner at the time had suggested approval to the site plan, felt it would not change intent of original use.
Ovie Graham, 6385 Thornapple River Drive, have issues with noise generated by counselors when they are
by the campfire, lots of yelling and screaming going on, more issues with counselors/instructor noise than
 camper noise.

Fred Steketee, failed to mention last page of document submitted, screen is shown on the roof, cited that it is
not on the pictures.

A. Warner closed the public hearing at 7:32 p.m., finding no further comment from the audience.

A. Warner found that the current camp configuration allows for 72 campers and staff, would allow for 80
campers and housing for staff, found from applicant that the proposal would not increase additional uses,
found that the reduction in camp activity was a result of finances, have found that overall weekly use is
increasing.

Clark stated that original plans have fireplace on the opposite side of the structure, there have been efforts to
decrease noise from condenser, and applicant has stated willingness to add additional screening to further
lower noise levels.

Scott, Camp O’Malley stated that they very cognizant of noise levels and make every effort to be good
neighbors, are currently aligned with Boys and Girls Club of America, have added a new van to allow for
more campers, would be willing to continue working with Steketee to resolve issues.

D. Gunnink found from applicant that screening originally proposed to cover up duct work was not installed,
would like to see more effort to screen for noise and deaden sound, should have a follow up from Building
Inspector and not sure if that happened, Planning Commissions job to see that the items get completed,
found from applicant that no cabins are being removed, will be adding 2 cabins, would have to solicit to for
additional space when they are ready to make additions, received a review of the state guidelines for camper
to counselor ratio.

T. Morris found that the existing cabins would primarily house instructors/counselors, if seeking additional
capacity would need to solicit state and Planning Commission approval, *Director Becky Reed Missad
indicated the camp would be coming in the future for approval of a total of 110 campers; with increased
cabins would still be in compliance with state regulation.

D. Koopmans found that staff is currently housed in two existing cabins, 35 staff members currently,
licensing is based on camper to staff ratio per the state, screened wall does not appear to have been built,
found that is the wall that D. Gunnink was referencing, understand neighbors concerns regarding noise,
would produce more mechanical noise than a residential dwelling, should install wall to resolve neighbors
noise concerns.

Becky Reed Missad, Camp O’Malley, would be willing to construct the wall, would be happy to work with
Steketee and to address noise concerns.

D. Gunnink found from Clark that there is a limit to commence construction within one year, would need
approval to construct additional cabins.

T. Morris suggested that some additional landscaping should be installed as a “goodwill gesture” towards
neighbors.

D. Gunnink stated that Township Engineer states concern about additional parking in staff report, capacity is
one issue that comes into play, feels it would be better to get total approval for project.

*Amended 5/2/11
Becky Reed Missad, Camp O’Malley stated that funding is still a concern.

R. Parent questioned if duct work is being completely covered, would like to modify motion to state that the wall should completely cover to minimize noise level to neighbors. Clark will need to clarify whether to Township has a noise meter to use as reference.

D. Koopmans stated that he feels the wall should be high enough to reflect noise back toward the campground and away from neighbors, would like to see Camp O’Malley representatives refer back to construction manager to make sure that the height is sufficient. R. Parent agreed with opinion of D. Koopmans.

R. Parent found clarification of wall requirements from A. Warner, and Found from Clark that approval would be an approval of special land use, cited section 16.3 of ordinance, and stated that he feels it should go to Board to make sure they are in agreement with approval.

Clark stated he will need to verify procedure with Township Attorney, if necessary will be forwarded to Township Board for approval.

ARCHIE WARNER ENTERTAINS A MOTION:

A. Warner made a motion to approve the request contingent upon the following conditions:

1. Applicant must maintain full compliance with all applicable health codes.
2. Applicant must provide a letter of approval from the County Health Department or Engineer noting that the existing sewage disposal facilities are adequate for the increased occupancy to the Township.
3. Applicant must receive further review and approval from emergency services personnel to determine if additional access or similar modifications are required.
4. Applicant must receive administrative review and approval for the construction of two additional cabins before receiving a building permit for the final two cabins.
5. Noise screening wall shall be constructed that completely covers duct work/building mechanicals to minimize noise level for neighbors.

Motion was supported by D. Koopmans.


B. Public Hearing: PUD Amendment – Requested by Foremost Insurance to allow for the addition of wall and free standing signage in excess of what was previously permitted.

A. Warner recused himself as Chairperson, D. Gunnink assumed the gavel and Chairperson role for Foremost Insurance request.

Leslie, Signs Now of Holland, representing Foremost Insurance, stated she is requesting additional signage for client, signage will actually serve three different vantages, have three buildings that are connected, would like to put signs on all three businesses, request is not far from allowed, feels signs are small compared to building, far off from street frontage, would allow for sight when you pull into the facility, also requesting an additional free standing sign, existing sign would be removed, would like to include logo and make more welcoming, submitted picture of facility with proposed signage shown.

D. Koopmans found that the building as shown is facing south.

D. Gunnink opened public hearing at 8:04 pm and closed it at the same time finding no comment from
T. Morris found that the monument sign structure is not existing—will be an addition, and all signage will be back-lit.

R. Parent found that there are three separate signs being proposed, representative reviewed proposed signage, misunderstood original proposal.

D. Koopmans cited Davenport College signage requests and concessions given with approval, found that signage will be contained within the existing campus, does not feel increasing signage will have any impact.

K. Cavanaugh stated that request seems reasonable for facility, Commissioners had discussed increasing opportunities for business advertising and signage during sign ordinance text amendments will be all housed on campus with little to no impact.

D. Koopmans found that the setback requirements will allow for safe line of sight, off the road considerably.

DUANE GUNNINK ENTERTAINS A MOTION:

D. Koopmans made a motion to approve the request as presented; motion was supported by K. Cavanaugh.


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

Fred Steketee thanked Planning Commissioners for addressing concerns regarding Camp O’Malley.

9. COMMISSIONER’S COMMENTS

A. Warner stated appreciation for consideration of Planning Commissioners and staff.

10. ADJOURNMENT

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

VOICE VOTE – all ayes – Meeting adjourned at 8:12 p.m.