Minutes of a meeting held on April 18, 2011

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, April 18, 2011, at the Township Office, 8196 Broadmoor Ave. SE, 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 Absent: None

Staff Present: Lynee Wells, AICP, Williams & Works

Others Present: Members of the media, Representatives from Davenport University, citizens of the township

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.

Fred Steketee, 7310 Valhalla Drive, commented on the minutes from the March 21st meeting, indicating a correction from “youth combo” to “Grand Rapids area philanthropic community” in paragraph 3 of 7A. Also, Mr. Steketee commented that the 5th condition of the approval for Camp O’Malley used the word “should”; felt it should be handled like the other conditions which read “must”. Mr. Steketee provided a letter dated April 18th, 2011, to the Planning Commission (referenced here, on file at Township office) that documented these proposed changes to the minutes.

Also, Mr. Steketee commented on the Resolution that is to be considered by the Township Board at their April 20th meeting. Paragraph 2 did not specify a wall as provided for in the Camp’s 2006 remodeling plans and discussed by the commissioners at the March 21st meeting. Mr. Steketee requested that the resolution be modified to specify a wall screening the mechanical equipment, to minimize the noise levels to neighboring properties. L. Wells indicated she would draft a new resolution specifying a wall. D. Koopmans confirmed they had discussion about the wall, said recommendations should come from sound engineer. Warner clarified sound barrier and screening of mechanical equipment were two separate items. L. Wells indicated a recommendation for a wall would be best determined by sound engineer and then approved by the township planner. Koopmans stated intent of the resolution is to cover equipment and quiet the noise output to neighbor’s satisfaction.
A. Warner closed public comment at 7:12 p.m.

4. CONSIDERATION OF MEETING MINUTES
A. Minutes of the March 21, 2011 meeting.

A. Warner corrected condition #5, page 4, to read “shall”. D. Gunnink indicated on page 5 he entertained a motion, not A. Warner, and that A Warner did not vote; T. Morris asked to strike “and building signage would be removed” (first paragraph, page 5), and to add “110 campers total” to paragraph 8, page 3. D. Gunnink made a motion to approve the minutes of March 21, 2011, as amended. Motion was supported by R. Parent.

VOICE VOTE: All ayes. Minutes of the March 21, 2011 meeting approved as amended.

5. INQUIRY OF CONFLICT OF INTEREST

A. Warner disclosed that his business, Harder & Warner, does work for Davenport University, and recused himself. M. Kelly took over chairing the meeting.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

A. Public Hearing: Special Use Permit: Amendment requested by Davenport University for a parking lot behind South Hall, an additional 78 parking spaces.

Jack Barr from Nederveld introduced himself and Jim Becsey from Davenport University. J. Barr gave a brief overview of the project; Davenport would like to add 78 parking spots behind south hall, designated for dorm residents. They are trying to distribute parking; it’s often difficult for commuter students to park near the academic building because those spaces are occupied by resident students. The parking lot will be hidden behind buildings, all ready infrastructure there, township engineer approved site plan.

M. Kelly opened the public hearing at 7:14 p.m.; seeing no public comment, M. Kelly closed the public hearing at same time.

K. Cavanaugh inquired how many rooms in dorm. Page 4 of staff report advises the Planning Commission is permitted to set minimum parking requirement for unlisted uses in Section 20.2 of Township Ordinance; is 78 spaces appropriate for number of beds? J. Becsey replied there are 300 beds, now 80% occupied. Their goal is to manage long and short term parking better; commuter students often can’t find available parking by academic building; providing dedicated parking for dorm students will help alleviate that. M. Kelly glad they are recognizing problem and dealing with it. J. Barr indicated this would give the dorm students a dedicated parking lot by dorm, and save the other spaces for commuter students. D. Koopmans commented they came before about parking, but they had thought what was proposed and constructed was adequate at that time. T. Morris asked if 78 spaces would be enough, J. Bescey felt it would, no immediate plans to expand dorms at this time. Currently at 80% occupancy, should be years before they would need to expand, enrollment up slightly, but occupancy not full. They have no expectations to expand any time soon.

T. Morris asked about snow removal, some parking spots were being used previously for storing snow,
where are they removing snow now, J. Becsey answered they don’t like to use any spaces for snow. Plan to remove snow to north end of parking lot to lawn area; T. Morris didn’t want to see spaces used for snow, J. Becsey indicated they would be dedicated for dorm use.

D. Gunnink asked about drainage, using 4 drains in a grass area to drain parking lot; D. Gunnink concerned about drains in grass backing up in winter. J. Barr stated it is preferred way to handle drainage, stated there is plenty of fall and grade tilting toward drain, other drains are there for back up; J. Barr indicated it works fine now, they haven’t had any problems, confident adding this parking lot will not be a problem.

D. Koopmans asked if fire lane was paved, J. Barr indicated that it was. D. Koopmans found it is not being used for parking; D. Koopmans stated that Fire Chief Bennett asked in his review letter that the University keep students from parking in the fire lane, suggested additional signage to prohibit parking.

M. Kelly asked where future dorms would go; J. Becsey explained that Phase 2 of residence hall would build over this proposed parking lot, is part of master plan submitted in 2008, but fire lane would stay intact.

MIKE KELLY ENTERTAINS A MOTION:

R. Parent made a motion to approve the request as submitted with adherence to Fire Chief’s letter dated April 4; request additional signage along fire lane prohibiting parking.

Motion was supported by D. Koopmans.


A. Warner rejoined the meeting as chair at 7:32 p.m.

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

None.

9. COMMISSIONER’S COMMENTS

R. Parent inquired about DenHartigh Park; did it come to Planning Commission? A. Warner answered not yet, believes they will be requesting a 20 year extension of the mining permit, and donating lands to the Township at the end of the permit for a park. Township Board elected a park committee at their last meeting.

A. Warner welcomed back L. Wells as township planning consultant; appreciated everyone’s time and effort.

10. ADJOURNMENT

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

VOICE VOTE – all ayes – Meeting adjourned at 7:35 p.m.
Planning Commission Minutes
April 18, 2011

CALEDONIA TOWNSHIP PLANNING COMMISSION

Duane Gunnink, Secretary
Approved: May 2, 2011

Sincerely,

Angela Burnside
Recorder