Minutes of a meeting held on May 3, 2010

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, May 3, 2010, at the Township/Village Hall, 250 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:** R. Parent

**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)

   *A. Warner opened the floor to public comment.*

Jim Steketee commented that he incorrectly thought the Planning Commission was discussing the R3 and R4 areas tonight. Mr. Steketee stated that he has a few parcels to the north that are zoned R3 and on the land use map for R3, they have worked on the sewer and feels that the majority of the HD use would be in the north part of the Township, so he asks that the Township consider his parcels adding that their projects in the north have been very successful. Mr. Steketee commented that he is aware that the Township fears the “big box” store and stated that he is not for it either, but adds that he feels that three to a building is not economically feasible. A. Warner invited Mr. Steketee to the next joint meeting and added that the Township is not talking about reducing any density at this time. Mr. Steketee replied that he would welcome an invite.

   *A. Warner asked if there was any further public comment.*

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

4. CONSIDERATION OF MEETING MINUTES

   **A. Minutes of the February 15, 2010 meeting.**

M. Kelly made a motion to approve the minutes of February 15, 2010, as presented. Motion was supported by T. Morris.

**VOICE VOTE:** All ayes. Minutes of the February 15, 2010 meeting approved.
5. **INQUIRY OF CONFLICT OF INTEREST**

None

6. **UNFINISHED BUSINESS**

None

7. **NEW BUSINESS**

A. **Public Hearing and Site Plan Review:** Application for Special Land Use Permit for Oversized Accessory Building – Requested by James Proudfit. Request to allow a 1,560 sq. ft. accessory building which is 336 sq. ft. above the allowable square footage for a parcel on a 2.87 acre parcel of Ag zoned land. Property known as Parcel Number 41-23-20-201-011.

James Proudfit of 8500 Beechwood Dr. greeted the Planning Commission and explained his desire to build a 1560 square foot pole barn. Mr. Proudfit stated that he has 1/8 acre less than three acres. He would like to have a building to work on things and that his goal would be to make it look professional with vinyl siding to match the house. He plans to plant pine trees so that it won’t be an eyesore. There was a shed and swing that had been moved out. The closest property line is a little over 41 feet away and the building would be a distance of at least the height of the house away from the house. Mr. Proudfit stated that he would extend the driveway with gravel and a culvert to allow access to the barn which is shown on the topographical map.

A. Warner opened the floor to public comment.

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

A. Warner asked why 1,200 square feet wasn’t big enough. Mr. Proudfit explained that he has a fishing boat and would like to have a wood workshop as well as provide a “cool place” for his boys to hang out. T. Morris asked if the neighbors had been contacted and Mr. Proudfit stated that he had contacted the neighbor who is directly behind him, who has no problem with the building, but no others. M. Kelly stated that he would like to see a cutoff fixture on the new mercury light that is currently on the site. Mr. Proudfit replied that he would take care of it and that the neighbor on that side is his brother. D. Gunnink asked if there are any problems with the waterway easement. Mr. Proudfit replied that it is a natural waterway now and that there is no problem.

**ARCHIE WARNER ENTERTAINS A MOTION:**

M. Kelly made a motion to approve the special land use at 8500 Beechwood Dr. provided that the applicant will plant trees similar in type and spacing to the existing trees, being a minimum of four feet in height, along the east property line. Motion was supported by D. Koopmans.

**ROLL CALL VOTE:** T. Morris – nay; D. Koopmans – aye; A. Warner – aye; M. Kelly – aye; D. Gunnink – aye. **Motion Carried.**

A. Warner commended Mr. Proudfit on the thoroughness of his presentation.
B. Public Hearing and Site Plan Review: Proposed Review to the Chapter XV Planned Unit Development (PUD) and Chapter XVII Planned Mineral Removal (PMR) – Based upon a recent Court of Appeals ruling regarding the Michigan Zoning Enabling Act of 2006, the Township proposes revisions to said zoning ordinance chapters to require that public hearings be held by both the Planning Commission and the Township Board for applications for a PUD or PMR.

Bob Phillips explained the court ruling requiring that PMR and PUD ordinances go before the Planning Commission and the Township Board with public hearings.

A. Warner opened the floor to public comment.

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

ARCHIE WARNER ENTERTAINS A MOTION:

D. Koopmans made a motion to adopt the ordinance as presented. Motion was supported by A. Warner.


C. Site Plan Review: Campau Retail Center – Requested by Don Ziemke, agent for Ziemke Enterprises, Inc. Request is for site plan review for a three-unit 3,993 sq. ft. neighborhood commercial retail center on a 1.39 acre parcel at this C-1 zoned location. Property known as 6741 Whitneyville Road, Alto, MI. (Parcel Number 41-23-02-376-009)

Don Zeimke greeted the Planning Commission regarding the property at 6741 Whitneyville Rd. and stated that they are seeking site plan approval.

A. Warner asked about the building materials and colors and Mr. Zeimke replied that they will all tie together. Mr. Warner asked about the flood lights and Tom Tooley replied that they had submitted a new plan showing that the lights had been relocated closer to the building at a lower wattage.

Mr. Warner asked T. Boerman if there were any issues to preclude the Planning Commission from going forward. Mr. Boerman replied that there was no problem. D. Koopmans asked about the signage and Mr. Boerman replied that the request is under the allowable size. Mr. Koopmans asked about the retention pond confirming whther or not it needed to comply with the same standards as that of the gas station. Mr. Zeimke stated that it did not have to follow the same guidelines because it was not considered a filling station.

ARCHIE WARNER ENTERTAINS A MOTION:

D. Gunnink made a motion to grant final site plan approval for the Campau Retail Center. Motion was supported by D. Koopmans.


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

T. Morris commented about item 7A and stated that he voted no because of the fact that the neighbors were not consulted and he would have liked to see that having been done. M. Kelly stated that there was a public hearing on that item, so he felt that was enough notice, adding that the size of the property was so close, he felt it was warranted in this case to allow it. D. Koopmans stated that the Planning Commission has made exceptions in the past and that he would rather see toys parked inside adding that this was reasonable for this large property.

A. Warner stated that M. Homier had resigned to accept a position working with another Township and thanked him for his professional input to the Planning Commission. Mr. Warner thanked everyone for attending.

M. Kelly congratulated Campau Corners stated that it is a nice project and he applauded the idea. D. Koopmans stated that they are very good to work with and good neighbors. A. Warner added that they have set a very high standard.

10. ADJOURNMENT

M. Kelly made a motion to adjourn. Motion was supported by T. Morris.

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

CALEDONIA TOWNSHIP PLANNING COMMISSION

Duane Gunnink, Secretary
Approved: May 17, 2010

~~~~~~~~~~~~~~
Sincerely,

Cindi Landon
Recording Secretary