CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
Archie Warner, Chairman

Minutes of a meeting held on May 17, 2010

A regular meeting of the Charter Township of Caledonia Planning Commission held at
7:00 p.m., on Monday, May 17, 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, R. Parent and A. Warner
Members Absent: None
Staff Present: Bob Phillips and 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.

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

4. CONSIDERATION OF MEETING MINUTES

A. Minutes of the May 3, 2010 meeting.

Page 2 Under item 7A, the number “1200” was replaced with “1560” in the first sentence and the words “1/8 less than 1400 acres” were replaced with the words “1/8 acre less than three acres” in the second sentence. The word “he” was replaced with the words “that had been” in the fifth sentence.

In the paragraph beginning “A. Warner asked why . . .” the word “new” was inserted before the word “ mercury” in the fourth sentence.

The Motion was amended to read “trees similar in type and spacing to the existing trees, being a minimum of four feet in height, along the east property line.”

D. Gunnink made a motion to approve the minutes of May 3, 2010, with noted changes as amended. Motion was supported by D. Koopmans.

VOICE VOTE: All ayes. Minutes of the May 3, 2010 meeting approved.
5. INQUIRY OF CONFLICT OF INTEREST

None

6. UNFINISHED BUSINESS

A. None

7. NEW BUSINESS

A. Site Plan Review for Home Construction Center Banquet Facility – Site Plan review and approval is requested by Mike O’Dowd (Applicant) on behalf of the Home Construction Center. The requested Site Plan is to construct an approximate 2,910 sq. ft. addition to the current building; and then, mostly through renovation, develop an approximate 8,150 square foot banquet facility. The banquet facility will have a seating capacity of approximately 250 people and will be located within the eastern 1/3 of the existing Home Construction Center building. The site Plan includes additional parking space construction in the southeast corner of the parcel. Property known as Unit 6 of the Home Construction Center Condominiums at 9818 Cherry Valley Avenue. Parcel Number 41-23-28-351-006.

Mike O’Dowd of 9818 Cherry Valley greeted the Planning Commission along with Ben Reynolds of 5505 N. Meadowgrove Lane. Mr. O’Dowd stated that he would like to chip away at the list presented in the letter from Wilcox of May 12, 2010.

1. This item will be on the plan and presented at the next meeting.

2. This item will be written on the plan with floor elevations of the adjacent properties.

3. This item will be on the plan and presented at the next meeting.

4. The property description will be added to the plans and submitted to Wilcox, the property is now one parcel.

5. The new plan shows the small addition and overflow area consisting of 40 seats within the existing building.

6. They will be adding an island between the two buildings, but there is no change to the Cherry Valley side. They will add the existing layout to the drawing.

7. & 8. The lighting plan is specific for the building and will be the existing plan which they feel is adequate. T. Boerman stated that the lighting should be upgraded to the new ordinance. A. Warner added that the use is changing, so the lighting should change as well. B. Phillips stated that the banquet center is a different use.

9. They are working with the property owner to the north for the area that is already paved with crushed gravel.

Mr. O’Dowd asked if that was adequate. Mr. Boerman stated that any off street parking is required to be of a hard surface.

Mr. O’Dowd asked why a permit was necessary, and Mr. Boerman replied that because of the change in use, a permit was needed to make sure the storm water drainage is sufficient to support the use.

12. This item will not be an issue if they purchase the property to the north.

Mr. Boerman stated that the property to the north would need to be cleaned and repaired and Mr. O’Dowd agreed. R. Parent stated that he feels there is a lot of unfinished business regarding this site plan and stated that until he knows the details more clearly, he would be voting accordingly. Mr. Morris concurred adding that he doesn’t know how to go forward. D. Gunnink asked to table the request and Mr. O’Dowd stated that they were not opposed to tabling.

B. Phillips asked Mr. O’Dowd to provide a new drawing that shows the Cobblestone Restaurant for clarity.

ARCHIE WARNER ENTERTAINS A MOTION:

D. Gunnink made a motion to table this request. Motion was supported by T. Morris.

VOICE VOTE: All ayes. Motion Carried


D. Gunnink stated that he has read through the proposed ordinance and that it looks great, but he doesn’t feel it would work. A. Warner stated that the ordinance was built on a sample from other surrounding townships. D. Koopmans stated that he feels the height would work.

The Commissioners discussed the details of height, blade size, sound decibels, shadow flicker, falling ice, lettering, voltage and battery backup, as well as complaints. Mr. Phillips stated that the ordinance could be extremely expensive if need, but the sample he used from Kentwood was straightforward and simple.

B. Phillips stated that there are height regulations because of the airport and that he would look into the FAA guidelines. D. Koopmans suggested a wind study to see if the use is viable.

A. Warner volunteered to chair a committee to oversee the ordinance and Mr. Koopmans agreed to help. R. Parent asked that a presentation be arranged. A. Warner referred the ordinance to the committee and asked that they report back to the Planning Commission when completed.

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

D. Gunnink commented about the Cobblestone Restaurant stating that it is a clean facility and a good operation. Mr. Gunnink added that he feels the Wind Energy is a good ordinance and would be great for the Township.

D. Koopmans commented that he has heard good things about Cobblestone as well, although he had not been there himself, adding that he feels the banquet center would be serving a different need to the Township.
A. Warner thanked everyone for their 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 7:55 p.m.

CALEDONIA TOWNSHIP PLANNING COMMISSION

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Duane Gunnink, Secretary
Approved: June 7, 2010

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Sincerely,

Cindi Landon
Recording Secretary