A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, June 21, 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 7:01 p.m. with a quorum present.

Members Present: D. Gunnink, M. Kelly, D. Koopmans, T. Morris and A. Warner
Members Absent: R. Parent (Mr. Parent does arrive at 7:05 PM)
Staff Present: Bob Phillips, Todd Boerman
Others Present: Members of the media and representatives for Cobblestone Restaurant

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

4. CONSIDERATION OF MEETING MINUTES

A. Minutes of the May 17, 2010 meeting.

A. Warner pointed out that on page 4, paragraph 5, second to the last line – Mr. Cavanaugh should be changed to Ms. Cavanaugh.

T. Morris made a motion to approve the minutes of June 7, 2010, as revised. Motion was supported by D. Gunnink.

VOICE VOTE: All ayes. Minutes of the June 7, 2010 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

None
6. UNFINISHED BUSINESS

A. Final Site Plan Review for Cobblestone Restaurant and Banquet Center (Amendment to Existing Approved Site Plan) – A final review of an amended Site Plan was requested by Mike O’Dowd / Ben Reynolds (Applicants) on behalf of the Cobblestone Restaurant. The requested amended Site Plan is to construct, mostly through renovation, an approximate 5,012 square foot banquet center, a 480 sq. ft. addition to the previously approved 4,000 sq. ft. Cobblestone Restaurant to create an overflow dining area, and an approximate 540 sq. ft. outdoor fenced deck/patio. The banquet center will have a seating capacity of approximately 250 people and will be located within the eastern 1/4 of the existing Home Construction Center building. The Site Plan includes additional parking space creation on the adjacent parcel to the north. Home Construction Center property; known as Unit 6 of the Home Construction Center Condominiums, 9818 Cherry Valley Avenue (Parcel Number 41-23-28-351-006). The created parking will be at 9810 Cherry Valley Avenue (Parcel Number 41-23-28-300-007). Note that the Planning Commission granted the applicant a Preliminary Site Plan approval to this request on June 7, 2010.

Kevin Eidson of W.L. Perry & Associates (applicants Agent/engineer) greeted the Planning Commission, along with Mike O’Dowd and Ben Reynolds representatives for the Cobblestone Restaurant and Banquet Center and/or Home Construction Center, and explained that they are here tonight to discuss the final changes made to the Site Plan in hopes of receiving final Site Plan approval.

Warner confirmed with Mr. Eidson that the revised Site Plan had addressed all of the Wilcox and Associates issues previously raised. He stated that they had work with Wilcox and that all of the concerns have now been addressed. A. Warner asked B. Phillips if that was the case. B. Phillips responded that Wilcox was satisfied with the revised Site Plan and recommended approval. A. Warner confirmed that it was his understanding that Cobblestone had provided the Township with a copy of the lease agreement between the property owner (Lessor) of parcel 41-23-28-3009-007 and Mr. Reynolds and Mr. O’Dowd as tenant (Lessee) for the purpose of securing the right to develop this parcel into a parking lot to provide, in part, the parking needs of the Cobblestone Restaurant and Banquet Center and/or Home Construction Center. Mr. Eidson stated that that was correct. A. Warner confirmed his understanding that the lease was for, initially a two and a half year period with an option to buy. A. Warner made a point to ask the applicants if they understood that if for any reason the applicants no longer had a lease for the property, or owned it outright, thus losing the use of the property to provide in part the parking needs for the Cobblestone Restaurant and Banquet Center and/or Home Construction Center; that the Township would, because of the loss of parking, impose occupancy limitations upon the Cobblestone Restaurant and Banquet Center commensurate with the amount of parking available. Mr. Eidson, Mr. O’Dowd and Mr. Reynolds acknowledged they fully understood.

D. Gunnick asked a question regarding the access drive along the front of the building at 9818 Cherry Valley Avenue. He wanted clarification on the use of the drive as a fire lane. Would it remain open to traffic and would it be signed to identify it as a fire lane. Mr. Eidson stated that it is a fire lane as requested by the Fire Chief and Wilcox and Associates; it will remain open for traffic to move between the two parking areas and will be signed accordingly. Because it is a fire lane, there will be no parking along the access drive.

D. Koopmans asked about the current plan for signs on the property. Mr. Eidson said that the signs on site will remain as they currently exist and that are shown on the Site Plan. No new signs are being requested.

T. Morris asked for a clarification on the landscaping that is being shown on the revised Site Plan compared to the previous Site Plan. Mr. Eidson detailed the changes in landscaping from the plan submitted on June 7, 2010. He highlighted all of the added planting areas along the front of the building and along the access drive.

D. Gunnick asked about the small curb cut that was shown on the plans by the south drive entry. He stated that
he saw the call out to remove the curb cut to the north, and shouldn't this small curb cut also be marked for removal. Mr. Eidson stated that the item he was referring to was a storm water run-off spillway and not a curb cut. D. Dunnick noted that it wasn’t called out on the plan and it was not clear that it was a run-off spillway. Mr. Gunnick was satisfied with this explanation.

A. Warner asked if there were any additional public or commissioner comments. There were none.

ARCHIE WARNER ENTERTAINS A MOTION:

A. Warner made a motion to grant final Site Plan approval for the Cobblestone Restaurant and Banquet Center, as proposed in the plans dated June 16, 2010. The motion was supported by R. Parent.


7. NEW BUSINESS

None.

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. Gunnick commented that he felt the Commission and staff and done a good job are moving through the review process of the Cobblestone Restaurant and Banquet Center Site Plan. He understood it took some time, but a good job was done and the process was followed to allow that the final Site Plan to meet the intent and detail needed by the Township and expected by its citizens. It might have seemed like it took a long time but the plan was involved and required the time taken to properly finalize the plan for approval.

R. Parent stated in regard to the lease for the parking lot use on parcel 41-23-28-300-007; a concern as to how would the Township know if the lease were to expire or that the lessee did not purchase the property. How would the Township know that the lessee no longer controlled the parcel and that parking could or would no longer be provided as agreed to in this final Site Plan approval? It was concluded that the resolution covering the final Site Plan approval clearly stated the need for the applicants to control the parcel for the intended parking as long as the restaurant and banquet center were in use. But to the point raised by R. Parent, the Commission directed B. Phillips to have the Zoning Department establish a reminder flag to confirm on or about the expiration of the lease (December 31, 2012), that it was either renewed at the end of the original two and one half year lease period or that the parcel was purchased by the applicant(s), thus assuring the parcel’s long term use for the intended parking. This review would assure compliance with the Commission’s approval of this final Site Plan. If the review by the Zoning Department finds that the applicant(s) no longer control the parcel (41-23-28-300-007) and its use for the intended parking; then action would be undertaken by the Township to limit the occupancy of the Restaurant and Banquet Center appropriately to match the amount of parking available on the Restaurant / Home Construction Center Parcel (41-23-28-351-001 thru 006), as appropriate.

10. ADJOURNMENT

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

VOICE VOTE – all ayes – Meeting adjourned at 7:12 p.m.
CALEDONIA TOWNSHIP PLANNING COMMISSION

Not Approved

Duane Gunnink, Secretary
Approved: ____________________

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Sincerely,

Robert Phillips
Interim Planner / Recorder