CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
Archie Warner, Chairman

Minutes of a meeting held on August 2, 2010

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, August 2, 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, T. Morris R. Parent, and A. Warner
Members Absent: D. Koopmans
Staff Present: Lynee Wells, AICP, Township Planner and Michael Clark, AICP, Williams & Works
Others Present: Members of the media and representatives for Gourmet Foods International

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 June 21, 2010 meeting.

D. Gunnink made a motion to approve the minutes of June 21, 2010, as presented. Motion was supported by M.Kelly.

VOICE VOTE: All ayes. Minutes of the June 21, 2010 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

None
6. **UNFINISHED BUSINESS**

A. None.

7. **NEW BUSINESS**

A. **Public Hearing and Site Plan Review: Proposed Amendment No. 3 to Gourmet Foods International Planned Unit Development (PUD)** – Nederveld, as agent on behalf of Gourmet Foods International (Applicant) is requesting an amendment to the existing Gourmet Foods International PUD to allow revision of currently approved site plan (dated Sept. 24, 2007) by adding an additional 29 off-street parking spaces. The proposed 9 ft. wide by 19 ft. long spaces are located along the southwest corner property line (13 spaces), along the southwest corner of the building (10 spaces) and along the south side of the loading dock driveway (6 spaces). The Gourmet Foods International PUD is located at 6605 and 6581 Broadmoor Avenue (Parcel 41-23-06-451-041 and 41-23-06-451-010).

Steve Witte of Nederveld Associates (applicants agent/engineer), thanked Commissioners and staff for time and consideration, reviewed the history of the request, reviewed the site location and site particulars, 25 current parking spaces, throughout the last couple of years has been a large demand for additional parking, requesting to add 29 additional parking spaces, can be achieved fairly easily, would require approximately 2,200 square feet of additional pavement, have some issues with the area to the south – cited Planner’s comments, proposed south end parking is in an area that is zoned residential, but Master Planned for commercial, will provide shielding with 6 ft. fence, will not be disruptive to residential area to the south, staff has reviewed landscaping plan from 3 years ago, overall site landscaping currently meets Zoning Ordinance requirements, owner is not opposed to adding some additional plantings if required by Township, cited staff concern regarding setback requirements.

A. Warner stated that the Planning Commission has been very supportive of Gourmet Foods International in the past, having allowed furthering a non-conforming use, asked question of Witte: One thing that Commissioners asked last time was that the dumpster be enclosed, why are we here tonight if that has not been done? If change is allowed how can Planning Commission expect that requirements will be met?

S. Witte apologized on behalf of the property owner and stated that the enclosure was just an oversight, will be completed.

A. Warner opened the public hearing at 7:05 p.m.

Susan Lennard, 6621 Broadmoor Avenue SE, property owner adjacent to business, one issue is the enclosure of the garbage dumpster and the fact that it has not been done, additional traffic due to additional parking area is a concern for them, during winter months snow removal has been an issue, how will snow be removed without infringement onto other properties, how will expansion on back side of property impact them.

Larry Lennard, 6621 Broadmoor Avenue SE, pro-business, have had 3 years to rectify the garbage dumpster enclosure, trash blows across other parcels, trash is picked up by Gourmet Foods International but should not be an issue, does not have a problem with the request, but existing problems needs to be corrected has been ongoing for 3 years, would like full stake property survey.

Finding no further comments A. Warner closed the public hearing at 7:10 p.m.

S. Witte stated that the owner will fix the garbage dumpster issues, owner open to extending existing fence, request will not increase traffic, will not be more people coming to the business, existing visitors offered additional parking, does not see much impact for neighboring parcels, addressed concerns regarding snow removal – snow will be pushed to the southwest corner of the lot to an existing retention area, failed to mention planners comments on page 9 of staff report, first comment addressed garbage/dumpster issues which
has been discussed, second comment addresses a provision to provide additional landscaping which has been discussed, third comment addresses the establishment of a cross access agreement would prefer not to establish the access at this time would prefer to do that as the need arises, not opposed to in the future if necessary, have sent building plans to Wells for review, verified the calculations based on building size, per his calculations found that there could be 52 parking spaces at this time and will be providing 54 spaces if approved, lastly the lighting plan (have 2 light poles currently) and have talked with Engineer Boerman regarding, Boerman suggested changing the fixtures in the existing light poles.

A. Warner stated that he had driven through today and found a critical need for additional parking, issue is that the lot does not comply with setbacks, would be supportive of a 0’ lot line in this area.

D. Gunnink found from Witte that there is a loading dock on the parcel (near the existing blacktopped area) that is not being used, somewhere down the line there may be a need for it possibly for another business, if you put in additional parking in that area it will block the loading dock, need to have room for semi traffic if need arises in the future, will not have the maneuverability for a truck, questioned why the need to put additional spaces in that location and not another area, also questioned if owner sees a need for additional growth in the next few years that would require additional consideration from the Planning Commission, would prefer to see parking lot in front.

S. Witte stated that the parking in the front will not work per Todd Boerman, Township Engineer because of overlay issues, feels that the additional parking in the rear will make more sense, as proposed currently there is 112 ft. with 120 ft. being the standard.

A. Warner stated that when he was there earlier cars were double parked along the drive, sees the need for more parking, questioned considering the growth of the company how long this request would be sufficient.

D. Green, Gourmet Foods International Owner, stated that the business that they do not intend to add additional employees, currently operating at maximum capacity, do not foresee additional need at this time.

D. Gunnink found that there is a drain along the south side of the property, and the adjacent property is actually vacant, suggested the possibility of purchasing it and adding parking at that location, was at the location earlier today, expressed concern for the neighbor and cited garbage situation, additional fencing would be desirable for the neighboring property, questioned why approval was given in the first place, creating more of a problem with additions.

M. Kelly found from the owner that the loading dock is for personal use, questioned if parking is placed in the corner how will lighting be addressed and found from S. Witte that additional lighting will be utilized if necessary but plan to utilize foot candles from the building, fencing would also be desirable along the neighboring property, maintenance of new fencing would be a concern as well.

A. Warner stated that the other issue is that the parking already an issue, cars are already there.

R. Parent stated that he would be in favor of tabling the request, would be a gesture of good faith to enclose garbage dumpster, would also like to have the Township Fire Chief review the plans/addition, if the adjacent property owner is agreeable with moving the fence that should also be addressed, feels that the business is likely outgrowing that location, may consider relocating to a larger parcel that will accommodate future growth.

T. Morris stated concern over access for public safety, would also be in favor of tabling the request.

A. Warner cited issues as: the re-staking of the southwest corner survey stake, would support moving the fence further along the property line, found that the neighboring property owner would be supportive of the additional of more fencing, enclosing the garbage dumpster, concerns regarding lighting, would like to have
consideration of the plan by the Township Fire Chief look at the plan.

D. Gunnink stated he would like some research done regarding the location of additional parking spaces, still feel proposed additional parking will not thoroughly address the parking needs, would like to see all parking out of the traffic lane, does not feel current plan adequately addresses the problem.

S. Witte stated that per the zoning ordinance the allowed number of spaces would be 52 parking spaces, can only exceed that number by 10%.

D. Gunnink stated that the safety of the employees when parked should be addressed.

A. Warner found from Witte that he did some comprehensive calculations regarding parking allowed; Witte stated that the prior concessions given were part of the original request, could go to the ZBA with a request for additional setbacks, felt that the request presented would be the most palatable to the Township.

M. Kelly stated that the north wall is exasperating, remember the original request well, would like to have some additional landscaping done, if landscaping meets the need that is great but would like to see some additional landscaping along the north wall of the building to soften the impact.

D. Green stated that he has no opposition to additional screening, has always been willing to add vegetation.

A. Warner stated that the additional landscaping would be welcomed.

D. Green reviewed some proposed additional landscaping areas that could be addressed.

ARCHIE WARNER ENTERTAINS A MOTION:

D. Gunnink made a motion to table the request allowing time for issues discussed to be addressed. The motion was supported by T. Morris.


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

A. Warner stated that a request for a special meeting has been made and found from Wells that there will be some need to store some items from the current Township Office location around the time of the next meeting Aug. 16th, no requests currently for a regular meeting, Wells stated that there has been a request from Davenport for additional lighting and may require a special meeting.

A. Warner stated that there is no issue with cancelling the meeting for August 16th and possibly meeting on the August 30th, Planning Commission members reviewed their calendars for availability and found that August 30th would work for all, Wells will offer August 30th to Davenport for an additional meeting date, any other requests can be considered at that time, Davenport’s request would require a public hearing and August 30th would accommodate that time frame, staff will make the decision regarding a second meeting in the next week or so and notify members.

10. ADJOURNMENT
M. Kelly made a motion to adjourn. Motion was supported by D. Gunnink.

**VOICE VOTE** – all ayes – Meeting adjourned at 7:43 p.m.

**CALEDONIA TOWNSHIP PLANNING COMMISSION**

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Duane Gunnink, Secretary
Approved: ____________________

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Sincerely,

Jennifer Lamb
Recorder