CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION

Archie Warner, Chairman

Minutes of a meeting held on August 30, 2010

A special meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, August 30, 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: Lynee Wells, AICP, Township Planner and Michael Clark, AICP, Williams & Works

Others Present: Members of the media and representatives for Davenport University

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 August 2, 2010 meeting.

D. Gunnink made a motion to approve the minutes of August 2, 2010, with correction to page 3, paragraph 11. Change first sentence to read: “re-staking of the southwest corner survey stake”. Motion was supported by M. Kelly.

VOICE VOTE: All ayes. Minutes of the August 2, 2010 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

A. Warner stated that his Company, Harder Warner Landscaping, does do work for Davenport University, does not see a conflict however.
6. **UNFINISHED BUSINESS**

A. None.

7. **NEW BUSINESS**

A. **Special Land Use Amendment – Davenport University, located at 6348 Broadmoor SE, parcel number 41-23-06-200-054 is Requesting the Lighting for Athletic Fields and the Use of Athletic Fields After Dark.**

Jim Becsey, Davenport University, requesting additional lighting for athletic field, have been through a full season and thoroughly evaluated desired uses, activity is currently limited to daylight hours, would like additional lighting so students can use athletic field in the evenings.

Jack Barr, Nederveld & Associates, just finishing remodel of campus, athletic field was not part of original site plan, proposing addition of 4 athletic field lights, lights will be hooded to prevent light spillage, not proposing additional improvements at this time, have power in press box – will not need additional power source, will not spill light into adjacent property, would like to have the field open from 6:00 pm to 11:00 pm.

A. Warner found that Township Planner does have copies of permits for lights and was supplied with a copy for review, would also like a copy of an acknowledgement from Airport – showing support.

A. Warner found from Becsey that the hours of 6:00 pm to 11:00 pm would be sufficient; do not plan to ask for additional open field hours in the future.

Becsey stated that the University is comfortable with hours as proposed by Township Planner, not asking for 12 month use, cannot afford to operate the fields for 12 months, but would be comfortable with changing to 12 month operation.

R. Parent found from Becsey that there are no additional uses planned for the future, have not even thought of additional possible uses, will be using primarily for sports and youth camps, do not foresee games going beyond 11:00 pm.

Wells stated that the request is reasonable, with use being restricted to open until 11:00 pm.

D. Gunnink stated that if use is restricted to use until 11:00 pm, feels lights should be off by that time for neighboring properties.

D. Koopmans found from Becsey that there will be a lighting monitor that will turn the lights on and off automatically.

D. Gunnink found from Becsey that 70 ft. is preferred for pole height, will allow for better illumination and less glare for spectators, 70 ft. is the recommended standard for lights.

D. Gunnink stated that usually when lighting is approved there is a fall zone plan is also presented and found from Becsey that the lights have been engineered to withstand weather/severe weather conditions, if lights fall will be on Davenport property.

D. Gunnink found that the main control feeder will be located in the press box, not erecting a separate building to house controls.

D. Gunnink questioned what the effects would be on the surrounding property and found from Becsey that Davenport has done a comprehensive study and found that there will be a limited amount of light pollution for neighboring properties.
T. Morris questioned if there is a standard for the foot candles that are trying to be achieved and found from Becsey that there is a standard for 50 foot candles – per NCAA, would not really want anything less.

T. Morris also questioned if there will be a need for additional field space in the future and found that Davenport does not currently have a football team.

D. Koopmans found from Becsey that there is a secondary light, will be a security lighting, additional lights will not be used accept for sporting events, could be used as security lighting but will not be using at this time, was an option the University will not be utilizing.

A. Warner found from Becsey that there are streetlights in place currently and those will be sufficient for security lighting.

A. Warner found from Becsey that the lights would be erected this fall.

D. Koopmans found from Becsey that there will not be speakers mounted to the poles, currently have sound system in the press box.

R. Parent found that there will be 12 light fixtures per pole.

ARCHIE WARNER ENTERTAINS A MOTION:

D. Koopmans made a motion to recommend the Township Board adopt the Resolution Approving Special Land Use for Improvements in University Campus with the following conditions:

1. Lighting shall be used for athletic events only.
2. Athletic fields may be operational twelve months of the year.
3. Athletic field operation hours shall be restricted to 6:00 pm – 11:00 pm.

The motion was supported by D. Gunnink.


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 questioned the status of the request from Gourmet Foods and received an update from Wells.

10. ADJOURNMENT

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

VOICE VOTE – all ayes – Meeting adjourned at 7:28 p.m.

CALEDONIA TOWNSHIP PLANNING COMMISSION
Sincerely,

Jennifer Lamb
Recorder

Duane Gunnink, Secretary
Approved: September 20, 2010