Minutes of a meeting held on September 20, 2010

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, September 20, 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 Absent: None.

Staff Present: Michael Clark, AICP, Williams & Works

Others Present: Members of the media and representatives for Gourmet Foods

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.

A Shaunady and Jerry Bielinski were present to express concern over the Morgan Woods condo development at Patterson and Kraft, noted that Developer, Mark Pung has not completed the required improvements per the association requirements and bylaws.

A. Warner clarified that the Township can only regulate items within the code or that are part of the Planning Commission approval and suggested that the residents explore working with the association to pursue legal recourse such as a civil suit.

4. CONSIDERATION OF MEETING MINUTES

A. Minutes of the August 30, 2010 meeting.

M. Kelly made a motion to approve the minutes of August 30, 2010, with correction to page 3; motion made to table request from Davenport University was made by D. Koopmans, not T. Morris. Motion was supported by R. Parent.

VOICE VOTE: All ayes. Minutes of the August 30, 2010 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST
UNFINISHED BUSINESS

A. None.

6. **UNFINISHED BUSINESS**

A. Public Hearing: Request to Amend the Zoning Map – Nederveld, as agent on behalf of Gourmet Foods International (Applicant) is requesting a rezoning of one parcel, from R-1, Low Density Single Family to PUD. The site is within the Broadmoor/Cherry Valley Overlay. Parcel number 41-23-06-451-013, a 1.02 acre parcel commonly known as 6621 Broadmoor Ave. SE.

Steve Witte was present to explain the request to rezone the parcel at 6621 Broadmoor from R-1 to PUD and expand parking onto the edge of the property and add parking as submitted in the request.

Applicant noted that a new site plan is being submitted showing an overflow parking on the southern most lot, wishes to retain the parcel as is and to retain the residential use, no long term plan has been established at this time. The total development site with all three lots would be 4.02 acres. Low intensity lighting would be included on the back of the building. The applicant also noted that the Fire Department has stated that they approve of the layout of the proposed parking areas and the property owner has a limited time window for the purchase agreement.

A. Warner opened the public hearing at 7:15 p.m. and found no one from the public spoke in support of or against the proposed request.

B. 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 the currently approved Site Plan (dated September 24, 2007) by adding an additional 29 off-street parking spaces, residential use, and the 1.02 acre property to the south. The proposed 9ft. wide by 19ft. long spaces are located along the southwest corner property line (16 spaces), along the southwest corner of the corner of the building (10 spaces), and along the south side of the loading dock driveway (6 spaces). The Gourmet Foods International PUD is currently located at 6605 & 6581 Broadmoor Ave. (Parcels #41-23-06-451-010 & -041)

A. Warner noted that as presented and noted on the staff report the proposed request does not meet the minimum size for a PUD, does not include the required open space as required in the PUD standards, and also noted that this is not a standard that can be waived, the site does not meet the required standards.

M. Kelly noted that the parking area within the loading dock area is still of concern, stated surprise that the fire department did not have concerns with it, and also noted that he would like to see a full photometric plan showing the lighting within this area of the site.

D. Koopmans noted that many of the issues raised by the planning commission do not appear to be fully addressed, questioned the number of parking spaces.

The applicant explained that there is a need for parking on the site and that it is referenced in the staff report, also asked if the dumpster has already been moved or screen.

The applicant noted that they have it screened from the neighboring property and would like to wait for full screening until the final location has been approved.

The applicant also noted that they would like to keep the property separate in case they have to move to another location and would like to be able to sell the property separately.
D. Gunnink as applied, it is a band-aid fix for a larger problem, suggested the applicant look at a long term plan and meet the requirements, revised plan is an improvement, but would like to see a plan addressing all three parcels.

A. Warner stated that the Township supports the business and is happy about the expansion but notes that the request needs more work to bring it into compliance.

K. Cavanaugh stated that the request to rezone the one parcel does not meet the minimum required area; therefore she can’t support, and would also like to see a bit more of a long term plan in place before approving.

A. Warner suggested possibly exploring other options including rezoning to HWC.

The applicant stated that they are planning to expand within the next two years with 8 new employees, Parking will continue to be an issue, but given the economic conditions they do not know to what level they will need to expand within that two-year time frame.

M. Kelly inquired about how they would look at expansion and found from the applicant that about 50% lot cover and was concerned that an approval with all three lots would lock them in.

A. Warner stated that with the right design that can be waived as part of the PUD or as part of a conditional rezoning.

Larry Lenard, current owner of 6621 Broadmoor, noted that he is in full support of the request as proposed and would hope that the Township and applicant can come up with an agreement.

ARCHIE WARNER ENTERTAINS A MOTION:

M. Kelly made a motion to table the request to allow applicant to work with staff to revise the plan and address Planning Commissions concerns.

The motion was supported by D. Koopmans.


Matt Levandoski, GMB and Jerry Phillips, Caledonia School Superintendent was present to explain the further improvements to the CAL-Plex Athletic site, stated that further improvements include a 75 space gravel overflow parking lot, paved walkways, and other minor site improvements.

A. Warner inquired about concessions and restrooms and found from Phillips that the restrooms would be completed soon and that concessions would be finished in the spring.

Phillips also indicated that there is no lighting proposed at this time, that the site would be completed in time for spring baseball, currently there is power on the site.

The Planning Commission complimented the school district on the progress and quality of the development.

7. NEW BUSINESS

A. None.
8. PUBLIC COMMENTS (EXTENDED – UP TO 5 MINUTES)

A. Warner opened the floor to public comment.

Jamie Bielinski, 7551 E. Morgan Lane was present to further encourage the Planning Commission to accept the packets illustrating the complaint regarding the possible violations at Morgan Woods, she further expanded by noting that several other organizations have stated that the Planning Commission’s responsibility to enforce violations if the site was approved by them.

M. Kelly stated that they will look over the packets, further explained that the Planning Commission and Township Board are limited by what is required in the Ordinance and bylaw regulations are a civil matter, and encouraged the resident and association to seek legal advice.

Bielinski stated that the site is being advertised for lots smaller than what is required in the R-2 Zoning District, smaller than what was approved, that the developer has not installed the required improvements including landscaping and lighting, and that there are other provisions, as required in the approval, that have not been followed.

A. Warner stated that the Township Zoning Administrator will look into the violations and determine what course of action would be appropriate.

9. COMMISSIONER’S COMMENTS

D. Koopmans welcomed K. Cavanaugh to the Planning Commission and noted that they are excited to have someone with her background and experience.

K. Cavanaugh stated that her first meeting had been enjoyable and she is looking forward to working with Planning Commissioners.

10. ADJOURNMENT

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

VOICE VOTE – all ayes – Meeting adjourned at 7:55 p.m.

CALEDONIA TOWNSHIP PLANNING COMMISSION

Approved

Duane Gunnink, Secretary

Approved: __________________________

Sincerely,

Jennifer Lamb
Recorder