Minutes of a meeting held on November 19, 2012

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, November 19, 2012, at the Township Office, 8196 Broadmoor Ave. SE, 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 Absent: T. Morris

Staff Present: Brian Wegener, Williams & Works, Township Planning Consultant

Others Present: Representatives for Spirit of Life Lutheran Church, and members of the press and community.

2. CONSIDERATION OF THE MEETING AGENDA

Accepted as presented.

3. PUBLIC COMMENTS (BRIEF – UP TO 2 MINUTES)

A. Warner opened the floor to public comment at 7:01 p.m. and closed it at the same time, finding no public comment.

4. CONSIDERATION OF MEETING MINUTES

A. Minutes of the November 5, 2012 meeting.

D. Koopmans made a motion to approve the minutes of November 5, 2012, as submitted. Motion was supported by R. Parent.

VOICE VOTE: All ayes. Minutes of the November 5, 2012 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

None declared.
6. NEW BUSINESS

A. Public Hearing – PUD Amendment: Requested by the Township, to revise the provisions in the Crossroads of Caledonia PUD ordinance that restrict a portion of the dwelling units in Parcel 3 to older persons of a specified age and that restrict the dwelling units in Parcels 1 and 2 for occupancy by seniors.

A. Warner notified the commission the latest draft ordinance was received from the attorney and was before them for their review. K. Cavanaugh asked for clarification on the amendment; found that the latest draft removes age restrictions on Parcel 3 and contains new verbiage for Parcels 1 & 2.

D. Gunnink asked if the remaining condominium units would be open to all ages; A. Warner clarified Parcels 1 & 2 wouldn’t, but Parcel 3 would. D. Gunnink commented that he is not happy with that change, is concerned they will turn into rental units.

M. Kelly commented removing the age restriction may help the developer sell these units more quickly; they have been a tough sell up to now.

A. Warner opened the floor to public comment at 7:07 p.m., closed at the same time, finding no public comment.

D. Koopmans is also concerned they will turn into rental units because of the reduced size of the units that was allowed in the consent judgment. R. Parent wondered if they could restrict the owners from renting vacant units as part of the recommendation to the board.

ARCHIE WARNER ENTERTAIN A MOTION:

R. Parent motioned to recommend to the Township Board to approve the Amendment for the Crossroads of Caledonia PUD, as proposed in the draft ordinance, and also to recommend that the bylaws of the condominium restrict renting of units.

The motion was supported by D. Koopmans.


B. Public Hearing – Special Use Permit: Requested by Spirit of Life Lutheran Church, to construct and operate a church in the R-R, Rural Residential District. Location of proposed use is commonly known as 7638 Broadmoor Ave. SE.

Brent Folkert with Dan Vos Construction came forward to present an overview of the request. The church will be located at the southeast corner of M-37 and 76th St. Phase 1 would include the church building, with future expansion planned for the North & South of building, and parking on the West and North sides. The access drive is off 76th St. There is a stormwater detention pond.
planned for along M-37. All setback and lot restrictions are met, as well as parking requirements. They have met with L. Wells; made some changes to landscaping and sidewalks, moved some parking from west to north side. The church has been in contact with Kent County concerning the adjacent park land; they are providing access to trails and some parking for that. Kent County Road Commission has approved the location of the access drive. All stormwater calculations have been submitted to the Township engineer. There is minimal lighting proposed; they are retaining a lot of wooded area.

A. Warner opened the floor to public comment at 7:15 p.m.

Russ Oliver, of 6065 76\textsuperscript{th} St. came forward and asked for clarification on the proposed location of the access drive.

Katie Doan, of 6248 Summerberry Court, commented that it looks like a good project, but she is concerned about traffic at 76\textsuperscript{th} St. and M-37.

A. Warner closed at public comment at 7:17 p.m., finding no further comment.

A. Warner pointed out that according to the Broadmoor Overlay District in the ordinance, only 40\% of parking can be located in the front of the building.

B. Folkert responded that L. Wells had suggested turning the building, but that would be problematic with wanting the front to face M-37, the planned future expansion areas, and the slope of land.

A. Warner said there is a uniform standard in the overlay they don’t want to deviate from. B. Folkert commented if they moved parking back behind the building, people would have to walk all the way around the building to get to the front.

R. Parent and D. Gunnink agreed with A. Warner; the church is going to have to move some parking to meet the requirements of the overlay district.

A. Warner asked about proposed building materials, specifically the cement board; ordinance calls for brick, native stone, wood, and tinted/textured concrete, not sure if cement board meets that requirement. R. Parent agreed, doesn’t think it meets the ordinance. D. Gunnink is satisfied with the cement board. A. Warner commented the concern is what percentage of exterior is covered with it.

A. Warner asked if they had talked to M-DOT about road right of way and any future widening of the road; feels the further east on 76\textsuperscript{th} St. the drive can be located, the better.

B. Folkert commented that the overlay district specified commercial zones, not residential; since this area is zoned Rural Residential, they didn’t think that the ordinance applied. He suggested the commission look into the ordinance since this created some confusion for them. B. Wegener referenced Chapter 27.5, where there are two different sets of standards for residential and non-residential; he is deferring to L. Wells’ interpretation of the ordinance.
B. Folkert commented that the church desires the building to be seen from M-37, but the amount of landscaping screening required would make this difficult; is there flexibility in where the required landscaping is placed? A. Warner replied they can create focal points, cuts in the landscaping to achieve visibility.

R. Parent inquired beyond Sunday services, how often would there be meetings? Phil Stiefel, President of Spirit of Life Lutheran Church came forward, replied that there is one Sunday morning service, no meetings currently during the week. 75 to 80 people attending, as they grow, they may hold more meetings.

A. Warner asked if they know how much parking would be utilized during the week by people accessing the adjacent parkland; Kent County doesn’t anticipate much use, since it is currently walking trails only, but the church is providing 4-6 spaces for the park.

ARCHIE WARNER ENTERTAINS A MOTION:

R Parent motioned to approve the Special Use Permit for Spirit of Life Lutheran Church, to construct and operate a church in the R-R, Rural Residential District, at 7638 Broadmoor Ave. SE, and with recommendation of staff to reference compliance with Sections 16.4 and 16.11 of the Zoning Ordinance.

The motion was supported by M. Kelly.


7. UNFINISHED BUSINESS

None.

8. PUBLIC COMMENTS (EXTENDED – UP TO 5 MINUTES)

A. Warner opened the floor to public comment at 7:33 p.m. and closed it at the same time, finding no comment.

9. COMMISSIONER’S COMMENTS

D. Koopmans, R. Parent and A. Warner wished everyone a Happy Thanksgiving. A. Warner thanked K. Cavanaugh for her guidance and leadership to the commission in her time here, and wished her well in her future endeavors.

10. ADJOURNMENT

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

VOICE VOTE – All ayes – Meeting adjourned at 7:34 p.m.
CALEDONIA TOWNSHIP PLANNING COMMISSION

Duane Gunnink, Secretary
Approved: December 3, 2012

Sincerely,

Angela Burnside
Recorder