1. CALL TO ORDER / ROLL CALL

Chairman Warner called the meeting to order at 7:00 p.m. with a quorum present.

Members Present: K. Cavanaugh, D. Gunnink, M. Kelly, D. Koopmans, T. Morris, and A. Warner

Members Absent: R. Parent

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 and found no comment from the audience.

4. CONSIDERATION OF MEETING MINUTES

A. Minutes of the September 20, 2010 meeting.

D. Koopmans made a motion to approve the minutes of September 20, 2010, as presented. Motion was supported by M. Kelly.

VOICE VOTE: All ayes. Minutes of the September 20, 2010 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

A. None.

6. UNFINISHED BUSINESS

A. 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 Braodmoor/Cherry Valley Overlay. The parcel number 41-23-06-451-013, a 1.02 acre parcel commonly known as 6621 Broadmoor Ave. SE.

Steve Witte, Nederveld on behalf of Gourmet Foods, expressed “thanks” to staff for guidance and
consideration, have two separate requests to be considered, 1.02 acres that Gourmet Foods is requesting rezoning to PUD, feels use fits with zoning in the area, has changed parking layout/design significantly based on feedback, addressed concern regarding loading dock area.

A. Warner requested Witte to please address only one request at a time and found from Clark that staff is recommending approval of the request.

ARCHIE WARNER ENTERTAINS A MOTION:

M. Kelly made a motion to recommend approval of rezoning parcel from R-1 residential to PUD, with the condition that the parcel is combined with other parcel being considered to make one parcel.

The motion was supported by D. Koopmans.


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) to allow for the expansion of parking and impervious surface area at the southwest corner of the parcel and along the drive to the loading dock on the northwest corner of the site. The Gourmet Foods International PUD is currently located at 6605 & 6581 Broadmoor Ave. (Parcels #41-23-06-451-010 & -041)

Witte reviewed request and stated that the most significant change to the site plan is the parking area, have changed based on feedback to make more workable, have added additional landscaping as suggested, questioned the green belt area that was suggested by staff along the south of the parking area, would like to provide a 20 ft. buffer or have the requirement waived due to the fact that his client would like to utilize an addition 5 ft.

A. Warner found from Clark that setback requirement would apply regardless of parcel zoning.

Witte stated that the parking area will be surfaced with crushed asphalt, feels the material meets requirements, drive entrance to the existing house can be closed as the current owner is not opposed to closing with limited use, reviewed possible future additions to the building, and expressed concern from Gourmet that they will be limited for expansion on the site due to the Zoning Ordinance 50% lot coverage, would like some insight as to flexibility regarding the requirement, and have submitted a lighting plan for review.

A. Warner stated that he did not have a problem with the buffer request but would like reassurance that the parking area will be paved.

M. Kelly stated that crushed concrete is not asphalt, questioned zoning compliance. He found from Witte that Gourmet Foods felt they were in compliance with Zoning Ordinance requirements.

M. Kelly also stated that it would be his preference that the drive to the house be closed and found that is planned within 6 months.

D. Koopmans stated that he felt the drive should be closed also, found from Clark that the required number of parking spaces was 52 per the Zoning Ordinance, would like to see sidewalk installed along Broadmoor Ave. but would be inclined to be flexible, perhaps 3 years to install.
Witte stated that installation of sidewalk would cost approximately $7,500 for standard 5 ft. sidewalk.

K. Cavanaugh questioned existing storm water drainage and found that currently the arrangement would be sufficient, but would need to be addressed if there is future expansion on the site.

D. Gunnink found that Gourmet Foods would work with the Township Engineer to assure that drainage would be compliant; he expressed concern regarding access for emergency vehicles to the site, felt that paving material for the parking area should be clear.

Gourmet Foods reviewed that this is a two phase development, will work with Township but would like some flexibility and reassurance for future growth.

A. Warner stated that parking area is temporary and part of phase one development, sees Gourmet Foods need to accomplish expansion.

M. Kelly stated that he would be comfortable with crushed concrete temporarily.

T. Morris stated that residential driveway should be closed, questioned location of garbage dumpster, felt it should be moved to the west, would not be comfortable with a 70% lot use as that has never been approved prior to this request.

D. Koopmans found from Witte that the existing residential dwelling will be removed as part of phase two of the project. Witte stated Gourmet Foods doing a two phase project to allow expansion as needed and that they are questioning the investment with the limitations of the site.

Witte stated that Gourmet Foods would like to have some assurance of flexibility regarding the 50% lot usage requirement.

A. Warner stated the Planning Commission is supportive of their growth but cannot make assurances for the future, will need to be considered at the appropriate time.

Gourmet Foods stated that it is imperative that they have some insight to future expansion on the site before additional investments are made.

M. Kelly stated that he would like staff to review similar situations that have occurred in other municipalities, questioned if a pervious surface for the parking area would be considered lot coverage and found from Clark that it was included.

D. Koopmans stated that Planning Commission has been accommodating with applicant and is willing to continue working through issues as they arise, but plans need to be very clear.

D. Gunnink would be comfortable making sidewalk installation contingent upon growth of the area, install when necessary.

A. Warner questioned current need for sidewalk, not in support of sidewalk to nowhere and found agreement from Gunnink.

D. Koopmans stated disagreement, feels sidewalks need to be started as the opportunity presents itself.

Gourmet Foods stated that they would be more inclined to do sidewalk installation during phase two.
D. Gunnink found from the applicant it is a possibility that the existing residential dwelling could be converted to office space contingent upon the condition but will remove existing drive.

ARCHIE WARNER ENTERTAINS A MOTION:

M. Kelly made a motion to approve site plan with the following conditions:

1. Existing drive be removed within one year.
2. Existing residential dwelling is removed or converted within one year.
3. Sidewalk installation shall be done as part of phase two of the project.
4. Non-paved temporary parking area must be paved or eliminated within three years.
5. Temporary parking area shall be crushed concrete or paved with asphalt.
6. Drainage for the site must be approved by the Township Engineer.
7. Additional light pole shall be added.

The motion was supported by D. Gunnink.


7. NEW BUSINESS

A. None.

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

A. Warner opened the floor to public comment and found no comment from the audience.

9. COMMISSIONER’S COMMENTS

A. Warner directed Clark to review site plan as approved and report to Commissioners at the next meeting.

D. Koopmans would like Planning Commissioners and staff to review sidewalk requirements for Township and other municipalities, feels future discussion of the topic is important.

K. Cavanaugh stated she conducted some walk ability research regarding sidewalk requirements and found that some other municipalities are considering going to a 6 ft. standard for sidewalks.

T. Morris commented that northbound Whitneyville Rd. ends north of the entrance and entrance was tight at that area.

10. ADJOURNMENT

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

VOICE VOTE – all ayes – Meeting adjourned at 8:03 p.m.

CALEDONIA TOWNSHIP PLANNING COMMISSION

Approved
Sincerely,

Jennifer Lamb
Recorder