Minutes of a meeting held on April 16, 2012

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, April 16, 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 7:00 p.m. with a quorum present.


Members Absent: D. Koopmans

Staff Present: Lynee Wells, AICP, Williams & Works, Township Planner

Others Present: Representatives for 6610 Patterson LLC

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 at 7:01 and closed it at the same time, finding no public comment.

4. CONSIDERATION OF MEETING MINUTES

A. Minutes of the February 20, 2012 meeting.

Page 3, paragraph 7 – K. Cavanaugh asked that “has looked into” be changed to “has discussed looking into”

R. Parent made a motion to approve the minutes of February 20, 2012, as amended. Motion was supported by K. Cavanaugh.

VOICE VOTE: All ayes. Minutes of the February 20, 2012 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

None declared.
6. NEW BUSINESS

A. **Public Hearing – Petition to Amend the Zoning Map:** Requested by 6610 Patterson, LLC, to rezone one parcel from H-C, Highway Commercial, to I-1, Light Industrial. Lands commonly known as 6610 Patterson Ave. SE, parcel #41-23-06-300-027, 51.34 acres.

Bill Kozak, of Moore & Bruggink, Inc., came forward to give an overview of the request. The previous owner had requested the H-C zoning for a project that never developed, and the bank recently foreclosed on the property. Mr. Suwyn purchased it, and has a few interested parties. B. Kozak explained the market has shown a need for 4-20 acre Industrial sites, and these would be well supported by location and infrastructure.

A. Warner questioned what they would like to do with the property. B. Kozak explained they would like to have some 2-4 acre sites along the 68th Street frontage, with 2 or 3 additional larger sites within the remaining property. They would propose the larger sites be accessed by a main drive off Patterson, and the lots fronting 68th St. served by 2 drives off 68th St.

A Warner opened the floor to public comment at 7:04, and closed it at the same time, finding no public comment.

D. Gunnink asked if they had specific parties interested in the property, or was the request just for marketing purposes? B. Kozak replied that there are two interested parties who would utilize anywhere from 20 acres to all of it.

A. Warner reminded the commission this parcel had previously been zoned I-1; he supports changing it back.

R. Parent questioned if it was already zoned H-C and master planned for H-C, why change it back?

A. Warner explained they had rezoned it a few years ago to accommodate the previous owner who was proposing a commercial project. M. Kelly agreed with changing the zoning back to I-1; said H-C there is a stretch, since there is no highway access there.

B. Kozak pointed out the surrounding areas; there are no future residential uses planned. There are currently Industrial uses to the immediate west, and to the east in Gaines Township is Steelcase’s PUD.

T. Morris asked about the smaller size lots; B. Kozak replied that’s what the market indicates as desirable, and the frontage along 68th St. supports those sizes. T. Morris commented it is a smart idea; feels broad-brushing that whole area as H-C isn’t practical, supports the rezoning.

K. Cavanaugh feels she can support the rezoning request after learning it was previously planned to be I-1. D. Gunnink agreed, especially after seeing there are industrial uses planned for surrounding properties.
R. Parent feels they need to be cautious, seems the commission had previously responded to a proposed use instead of following the master plan. A. Warner explained that it had been rezoned more as a courtesy to the previous owner; at the time, the commission felt their proposed use was a higher and better use.

ARCHIE WARNER ENTERTAINS A MOTION:

D. Gunnink motioned to recommend approval of the rezoning of 6610 Patterson Ave SE from H-C to I-1 to the Township Board. M. Kelly supported the motion.


7. UNFINISHED BUSINESS

A. Discussion Item – Master Plan Update.

- Review Chapter 5, Future Land Use and discuss existing future land use map and future designations a new farmland preservation land use.

L. Wells reminded the commissioners of the draft text amendments previously submitted; R. Parent had wanted more deliberate language to defend our Ag preservation and Rural preservation, that has been added to Chapter 5.

L. Wells added the term “open space” to the Future Use Plan, to account for land preservation in areas like along the Thornapple River - not necessarily for farm use, but for open space. Some parcels are now included along the Thornapple River, and Egan and Buttrick. Those are the proposed changes to the master plan.

A. Warner questioned how the Ag preservation parcels had been chosen, was it to a certain size? L. Wells replied no, but all parcels listed were all over 20 acres, matched up with the regional planning map, and were lands that were currently being farmed with no other development on them.

A. Warner questioned if she wanted a recommendation to the board approved tonight. L. Wells replied yes, and then she would request permission from the board to distribute the plan to surrounding jurisdictions for comment, as is required, and begin the mandatory review period. A. Warner asked if she could defend these changes to the board, L. Wells replied absolutely.

- Land Uses along Patterson and 68th Street.

L. Wells recommended looking at the 68th St/Patterson lands, if the commission would want to consider changing the future use map to Light Industrial for land west of Konkrete Drive. These lands are near the airport, surrounding communities have this area master planned for industrial; this area supports light industrial. It is an advantage to the township to provide for this demand for industrial use, provides for job growth and is a tax benefit.
T. Morris feels it is more valuable developed as industrial, provides for future commercial growth as well. M. Kelly agreed that west of Konkrete Drive should be Light Industrial, supports the change to the plan.

L. Wells is looking into the adjacent jurisdiction’s future uses to see if things are consistent, currently reviewing Kentwood’s master plan.

L. Wells asked the commission if it seemed rational to change the master plan to Light Industrial west of Konkrete Drive and north of 68th St.; A. Warner feels it is, commented that highway commercial is going to be along Broadmoor. L. Wells commented that preserving the industrial here will create higher demand for the commercial on Broadmoor.

- Land Use designations for golf courses.

L. Wells commented that Broadmoor Golf course is master planned for MDR, is that what we want there? Saskatoon is master planned for Farmland Preservation/Open Space Preservation. We don’t have a recreation land use designation; the commission could create a designation if they wanted. L. Wells asked if the commission would want to consider Broadmoor master planned as open space preservation instead of MDR? The MDR designation would allow for 2 units per acre with available sewer. A. Warner responded that if the utilities are there to support the density, he recommends leaving it there. The commission would like confirmation of that before they make a decision on changing the master plan. For the next meeting, Wells will confirm utilities information.

M. Kelly questioned why the large parcels south of 84th Street on the Thornapple weren’t included in farmland preservation; it is currently an active farm. L. Wells responded that is probably because the regional planning map doesn’t include parcels to the west of Thornapple as farmland preservation; she will look into it.

T. Morris questioned the distinction between farmland preservation and open space preservation. L. Wells explained that the regional studies have taken into consideration soil studies and drainage patterns for best farmland; open space preservation parcels could just have characteristics the township wants to preserve. Including these designations in the future land use plan could provide the owners with tools and possible financial compensation to preserve their land.

K. Cavanaugh pointed out 3 parcels north of 92nd, west of Vincent as also being part of Saskatoon, should be included in the open space preservation.

M. Kelly clarified that this designation is giving the landowners a vehicle to preserve their farmland if so desired. L. Wells concurred; it gives the township the vision for preservation and potential tools to help those who want to preserve their land. A. Warner commented we are complying with existing regulations by providing an opportunity for preservation.

Caledonia Township
Planning Commission Minutes
April 16, 2012
8. PUBLIC COMMENTS (EXTENDED – UP TO 5 MINUTES)

A. Warner opened public comment at 7:35 p.m. and closed it at the same time, finding no comment.

9. COMMISSIONER’S COMMENTS

K. Cavanaugh updated the commissioners on an question raised at the last meeting; she found out the Township is a member of the National Flood Insurance Program. The Caledonia flood maps haven’t been updated since the late 1980’s, but an update would only be warranted if there were significant changes to the topography.

A. Warner thanked everyone for their time, enjoys working with them.

10. ADJOURNMENT

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

VOICE VOTE – all ayes – Meeting adjourned at 7:38 p.m.