Minutes of a meeting held on June 18, 2012

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, June 18, 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:  None

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

Others Present:  Representatives for Hilltop Repair Services Inc. and Sable Development, members of the press and community.

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 7:02. Tony Pearson of 8242 Copper Hill came forward to give a recommendation for the applicant Marvin Mingerink. A. Warner informed him there would be a public hearing concerning Mr. Mingerink’s application, and he would be able to speak at that time. A. Warner closed public comment at 7:03, finding no further comment.

4. CONSIDERATION OF MEETING MINUTES

A. Minutes of the June 4, 2012 meeting.

D. Gunnink made a motion to approve the minutes of June 4, 2012, as submitted. Motion was supported by K. Cavanaugh.

VOICE VOTE:  All ayes. Minutes of the June 4, 2012 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

None declared.
6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

A. **Public Hearing:** Requested by Marvin Mingerink, of Hilltop Repair Services, Inc., to allow his motor vehicle repair shop business to lease space and operate in the existing building at 6869 Whitneyville Ave. SE, parcel #41-23-11-100-062.

    Marvin Mingerink came forward to give a brief overview of his request. He currently operates his auto repair business in Saranac, but has many clients in this area, and would like to relocate here.

    A. Warner opened the floor to public comment at 7:04.

    Tony Pearson, of 8242 Copper Hill, came forward and gave positive recommendation, would like to see this special use permit granted.

    Roger Buys, of 8550 Garbow Ct, came forward, commented that he uses the applicant, applicant runs a good business; he would like to see his request granted.

    A. Warner closed public comment at 7:05, seeing no further comment.

    A. Warner inquired about hazardous material storage; M. Mingerink responded that chemicals are stored in containers, there is no gas on site, no painting done, and there are lockers for any hazardous material.

    M. Kelly asked if the applicant did body work; M. Mingerink replied he does not, and no tire work either.

    D. Koopmans asked about a fire proof storage unit, for any flammable materials. He would recommend that applicant get one, and also let the fire department know where in the building that would be stored in case of fire.

    R. Parent asked about disposal of oil; M. Mingerink responded that it is collected and stored in tanks, and Stoddard & Sons Waste Management comes to dispose of drain oil and antifreeze as needed.

    D. Gunnink asked about an enclosure for the dumpster, applicant is willing to provide a fence around it. He also asked about type of work performed, M. Mingerink replied transmissions, engine overhaul, etc., specializes in European cars.

    K. Cavanaugh asked about alterations to the building; M. Mingerink confirmed only interior alterations are planned. She also found that he has required insurances, and that he currently has no employees.

    A. Warner commented that per Planner Wells’ report, there is screening missing on the south and west side. He found property to the west is under the same ownership, felt it wasn’t fair to require applicant to put screening in. L. Wells commented that
the landscaping has deteriorated; D. Gunnink feels the Zoning Administrator should enforce the ordinance with the property owner.

A. Warner asked about required fire extinguishers, M. Mingerink will be bringing his along when he moves.

M. Kelly asked about vehicle storage, whether they would be inside or outside. M. Mingerink replied that cars may occasionally be dropped off in the evening or on weekends and would be parked outside, but all cars being worked on would be stored inside.

A. Warner asked how many cars applicant typically works on at a time; M. Mingerink replied six on average. Commissioners are concerned about outside storage and parking being unsightly. M. Mingerink says his current shop is on his residential property, and he has never had a complaint from neighbors. M. Kelly would like to require that cars in transition or dismantled vehicles may not be parked outside.

K. Cavanaugh does not want to any see sales of repaired vehicles; L. Wells commented there is no allowance for car sales in this zoning district in the ordinance, and it should be a condition of approval. M. Kelly asked applicant if he was comfortable with the condition of no outside storage of dismantled car parts, M. Mingerink replied that was fine, except for his oil storage tanks are typically stored outside with a fence around, so that they don’t take up floor space. M. Kelly felt that would be fine with a privacy fence.

A. Warner inquired about hours of operation. M. Mingerink responded most likely 8-5, maybe one night until 8 p.m. for late appointments. Occasionally Saturdays by appointment, maybe 8 until 2 p.m.

D. Koopmans confirmed there would be a catch basin to hold used oil and antifreeze storage tanks, and the tanks are poly.

T. Morris commented it sounds like applicant wants to be a good neighbor, and many of the potential concerns raised can be controlled with the Zoning Ordinance.

Commissioners discussed requiring the capping of the drains versus installing an oil/water separator. The consensus was for applicant to install an oil/water separator so that he could still use the drains for cleanup as needed.

ARCHIE WARNER ENTERTAINS A MOTION:

K. Cavanaugh motioned to approve the Special Use Permit for Marvin Mingerink of Hilltop Repair Services Inc., to lease space and operate a motor vehicle repair shop in the existing building at 6869 Whitneyville Ave. SE with the following conditions:

1. Hours of operation will be 7 a.m. to 6 p.m. daily; with one weekday to have extended hours, 7 a.m. to 8 p.m., and Saturdays from 7 a.m. to 2 p.m.
2. Vehicle sales and display shall be prohibited.
3. There shall be no outdoor storage of dismantled vehicles or car parts.
4. Fire extinguishers shall be placed throughout the building and located no more than 75 feet apart.
5. Vehicle parts shall be cleaned in an approved parts cleaning machine.
6. Waste oil shall be stored in an approved tank within an approved container/catch basin.
7. Smoking shall be allowed only in approved locations.
8. Welding tanks or gasses shall be chained or mounted so they cannot be knocked over.
9. An oil/water separator must be installed.
10. All combustible chemicals must be installed in a fireproof cabinet.
11. The trash dumpster must be enclosed.

The motion was supported by D. Gunnink.


B. Site Plan Review: Requested by John Bitely of Sable Development, for Phase 3a of the Scotsmoor PUD, a single family site condominium development. Lands commonly known as 434 & 438 Johnson St. SE, parcels #41-23-29-100-046 & 41-23-29-100-051.

John Bitely of Sable Development came forward, explained this plan is virtually the same plan as previously approved. He is not the original owner, he recently purchased the undeveloped parcels. He has scaled back the plan from the original, not as many lots included in this phase, considering the current market.

A. Warner asked about the stockpiling of dirt and material, a concern raised in the letter from Wilcox Engineering dated June 13, 2012. Stockpiling is prohibited. J. Bitely explained this wasn’t accurately portrayed on the site plan, they are simply trying to store dirt for future phases; he doesn’t want to have to move it twice. The dirt will be more spread out where needed, not stockpiled.

A. Warner inquired about landscape buffering back behind the Caledonia High School football stadium, not included on site plan. The original site plan approval didn’t include buffering on the site plan, but it is required in the text of the PUD ordinance. J. Bitely feels it isn’t necessary, because of what’s already there; commission concurred. He also asked for leeway on the street tree every 15 feet according to ordinance; A. Warner suggested 1 tree per lot. J. Bitely indicated he would like to be able to plant the trees in either the spring or fall, instead of summer planting; the trees typically don’t get watered enough and die. K. Cavanaugh said planting could be required within 6 months of completion of home; that would give option of spring/fall planting.

L. Wells asked if J. Bitely would be building spec homes or building for owners. J. Bitely replied that most likely they would be spec homes, those seem to be selling well. She suggested requiring a bond for landscaping, to ensure it was done. Applicant needs to update site plan to show where trees would be planted.

D. Gunnink asked about sidewalks in the first phase, found they are in. He asked
where trees were planted there; found that required trees were not planted by previous owner. He recommended J. Bitely plant the trees in the front yard, behind the sidewalk, upon completion of the home. J. Bitely asked about the temporary cul-de-sac that had been required; he wanted to avoid that, because of the expense. Commissioners would like to see it for buses and fire rescue vehicles. D. Gunnink commented they could make the intersection wider to allow vehicles to turn around in it, that way they wouldn’t have to waste the material on a temporary cul-de-sac. Commissioners felt that would be acceptable if J. Bitely got the Fire Chief’s approval for it.

ARCHIE WARNER ENTERTAINS A MOTION:

K. Cavanaugh motioned to approve the site plan dated June 12, 2012 for Phase 3a of Scotsmoor PUD, as submitted by John Bitely of Sable Homes, with following conditions:

2. A landscape plan including one 2-1/2 inch shade tree per lot planted behind the sidewalk shall be submitted to the township planner. Required landscaping shall be guaranteed by a landscape bond.
3. Reseeding of any ground disturbed areas after construction.
4. Sidewalks shall be provided per home prior to any certificate of occupancy being issued for the home.
5. Building permit review and approval.
6. Approval by all applicable local and state reviewing bodies.
7. Stockpiling of earthen materials shall be prohibited.
8. The temporary cul-de-sac must be completed, unless the applicant can get approval from the Fire Chief to widen the intersection. If approved, a new site plan must be submitted showing the change.

The motion was supported by D. Gunnink.


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

A. Warner opened public comment at 7:55 p.m. and closed it at the same time, finding no comment.

9. COMMISSIONER’S COMMENTS

A. Warner thanked everyone for their time and effort.

10. ADJOURNMENT

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

VOICE VOTE – all ayes – Meeting adjourned at 7:56 p.m.
CALEDONIA TOWNSHIP PLANNING COMMISSION

Duane Gunnink, Secretary
Approved: 9/17/12

Sincerely,

Angela Burnside
Recorder