CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
Archie Warner, Chairman

Minutes of a meeting held on June 4, 2012

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, June 4, 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 Present:** K. Cavanaugh, D. Gunnink, M. Kelly, D. Koopmans, R. Parent, T. Morris, and A. Warner

   **Members Absent:** None

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

   **Others Present:** Representatives for Gun Bugs, Foremost, and Davenport University, and members of the press

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 April 16, 2012 meeting.

   D. Koopmans made a motion to approve the minutes of April 16, 2012, as submitted. Motion was supported by K. Cavanaugh.

   **VOICE VOTE:** All ayes. Minutes of the April 16, 2012 meeting approved.

5. **INQUIRY OF CONFLICT OF INTEREST**

   R. Parent disclosed that he is an employee of Foremost Insurance, but has no financial interest in tonight’s request, and therefore no conflict.
6. NEW BUSINESS

A. **Similar Use Determination:** Requested by Tom Herbst of Gun Bugs, to operate a retail business that sells and services firearms, in the C-2, General Business District.

Tom Herbst came forward, explained he is relocating his business from Middleville to Caledonia. There will be a security system in the store, and all firearms are locked in a safe every night.

A. Warner asked Planner L. Wells for clarification of the request; it is to determine if this use is a similar use to other retail uses in the C-2 District, does not go on to the Township Board. R. Parent commented he has no concerns; T. Morris agreed.

**ARCHIE WARNER ENTERTAINS A MOTION:**

T. Morris motioned to recommend approval of the similar use determination request. The motion was supported by R. Parent.

**VOICE VOTE:** All ayes. Motion Carried.

B. **Public Hearing – Petition to Amend the Zoning Map:** Requested by Foremost Insurance, to remove 6.25 acres from the Kraft Lake PUD, and rezone it to the A, Agricultural District. Lands commonly known as part of approximately 6201 68th St, parcel #41-23-05-400-006.

Don Snide, attorney for Foremost came forward, reminded the commission that Foremost had given 17 acres to Davenport last year for their athletic complex, now negotiating with Davenport to sell them an additional 6.25 acres to the east.

A. Warner commented this is the same process as last time; no commissioners had any issues with the request.

**ARCHIE WARNER ENTERTAINS A MOTION:**

K. Cavanaugh motioned to recommend approval of the rezoning of 6.25 acres removed from the Kraft Lake PUD to the A, Agricultural District to the Township Board. The motion was supported by R. Parent.

**VOICE VOTE:** All ayes. Motion Carried.

A. Warner commented that the request was supposed to be a public hearing, asked for public comment, but there was none.
C. **Public Hearing – Amendment to an Approved Special Use Permit**: Requested by Davenport University for a public/private school use with athletic fields and facilities, to add 6.25 acres to their previously approved athletic complex. Lands commonly known as approximately 6027 68th St., parcel #41-23-05-400-007.

Jack Barr from Nederveld came forward, explained that Davenport was back to add the additional property to the site because the previous plan was tight and included several retaining walls which were very expensive; they needed more room to spread out. Additional parking has been created, and there is better spacing for things; the previously proposed overflow parking lot is now being utilized.

A. Warner opened the floor to public comment at 7:10, and closed it at the same time, finding no public comment.

R. Parent asked about students walking to the site, if there had been any agreement reached with Foremost about some kind of trail through their property. Davenport has had no conversations with Foremost about a trail.

L. Wells commented that the Township had requested an easement from Davenport for a non-motorized path along 68th St.; Davenport had worked with Kent County Road Commission and the Township and gave 60 ft. of right of way, 15 ft. of it for a future trail.

A. Warner inquired about issues raised in Planner Wells’ staff report. J. Barr commented on each:

1. Height of stadium structures will be provided to staff.
2. Lighting information will be provided to staff.
3. Landscape screening along western property line. J. Barr commented it is all wooded to the west, since that natural screening exists, they didn't see the need to plant any additional screening there; they would like flexibility with the landscaping to place required vegetation at other places on the site.
4. Dumpster screening details were provided.
5. Hours of operation. J. Becsey from Davenport came forward, explained that games & practices were typically in the afternoon and early evening. Games were not likely to go past 11 pm. The complex would open in March for university teams, done in May, but with possible community events, camps, and youth programs, usage would be March through November. Last time the commission had approved an 11 p.m. closure; Davenport is now asking for 11:30 p.m., in case of a game going over expected length.
6. Davenport has all the required permits from all agencies involved.

A. Warner and L. Wells commented the Fire Chief wondered about a severe weather policy. Jim Becsey responded Davenport has an emergency preparedness policy; here at the complex there would be an audible system to inform spectators. J. Becsey agreed to submit the plan to the Township for staff review.

M. Kelly asked about turning radius for fire trucks, J. Barr replied they had submitted turning templates to the Fire Chief, and he was satisfied. M. Kelly also found that Wilcox Engineering was satisfied with their review of the proposed site plan.
M. Kelly asked about the signage proposed. J. Barr responded that what is proposed is more than allowed in the A zoning district, but much of the signage is located off the road well into the complex, and marks the fields and the stadium. J. Becsey explained that with all the vegetation on the site, the main sign will likely be parallel to 68th Street and one sided, not backlit, but with spotlights on the ground. It will be a monument sign, only lit during hours of operation.

R. Parent asked for clarification on comment #1 of the Wilcox letter, the stormwater quality unit. J. Barr explained that the fields are artificial turf, water flows through that plus crushed stone, into a sock tile, into the storm system, then through a rock channel, into detention pond where it drops sediment. There is a 5’ x 8’ sump pit that has to be cleaned out yearly as part of a scheduled maintenance program. Commissioners are concerned about oil leakage from the vehicles in parking lot. D. Koopmans commented on a collection device that was required for a previous gas station project, M. Kelly remembered the same, a filter with an element that is replaced periodically.

D. Koopmans was unsure if would be a burden to the applicant, but he would like to consider requiring that type of foot valve, that uses an element that will collect the oil. J. Barr says it’s not a deal breaker, just another maintenance item. They would like to see that done.

T. Morris inquired about parking; there are 168 spots proposed, which satisfies the requirement of the ordinance. T. Morris commented about the traffic coming west on 68th Street, limited visibility, concerned about safety when games are over and everyone leaves. K. Cavanaugh asked about a light, T. Morris suggested signage; something flagging it as an exit for traffic.

T. Morris wondered about future connection of this complex to the main campus. J. Becsey replied currently there is nothing planned. D. Gunnink asked about the distance from internal roads in the Foremost PUD; he feels after games there will be a mass exit, wondered about a possible second exit. Currently there is no possible connection between their site and Foremost’s internal roads.

M. Kelly suggested maybe some kind of lighting when games are out. D. Koopmans asked if they used security to help with exit, maybe could consider it if things get too busy there. J. Becsey commented they would love to have the problem the commissioners are envisioning, but the attendance isn’t at that level for these sports. A. Warner asked if Davenport would look into this if it became an issue, J. Becsey replied they have a risk assessment team that would address this if it became a problem.

T. Morris asked if there would be a gate, locked in off season. J. Becsey replied even during season it would be locked. R. Parent asked if safeguards would be taken to keep people off the fields. J. Becsey replied there will be surveillance cameras and motion detectors linked to the main campus; security would respond.

ARCHIE WARNER ENTERTAINS A MOTION:

K. Cavanaugh motioned to approve the amendment to the special use permit for Davenport University, to add 6.25 acres to their athletic complex, contingent upon:
1. Satisfying the requirements of Wilcox Engineering’s letter dated May 17, 2012;
2. Satisfying the requirements of the staff report from Planner Wells dated May 30, 2012;
3. Approval of Foremost’s rezoning request from the Township Board.
4. Submission of preparedness plan to Township staff;
5. Allowing hours of operation until 11:30 p.m., March 1st to December 1st.
6. Allowing flexibility on landscaping;
7. Signage approved as submitted;
8. Recommendation to investigate with Kent County Road Commission a possible flashing light for dismissal.

The motion was supported by D. Gunnink.


7. UNFINISHED BUSINESS

A. Discussion Item – Master Plan Update. L. Wells showed the updated future use map, reminded commissioners about future open space preservation. Saskatoon Golf Course was proposed as future open space, Broadmoor Golf Course was left MDR, since utilities do service that area. The proposed future use map also reflected a change at 68th Street and Patterson Ave. to L-I, proposed change to be consistent with current zoning. She also changed the property talked about today to be consistent with zoning. This future land use map would have to go to public hearing before changes are adopted.

L. Wells informed the commission that she had spoken with the planner at Cascade Township about the new Lacks facility near our border on 60th Street; she will be meeting with him to discuss some future uses there. He also proposed a meeting between the 2 planning commissions if desired.

L. Wells had not made any more text changes to the Master Plan since the last draft. She explained if the commission was comfortable with the text changes and the proposed Future Use Map, they could propose sending it on to the Township Board for comment. The Board could then authorize the draft distribution to the county and neighboring communities for comment. After a 42 day comment period, the draft would come back to the Planning Commission for public hearing.

Commissioners wanted an overview of the major changes; L. Wells replied it was mainly farmland preservation. Previously there was no land use designation for preservation; in order for property owners to apply for preservation programs, we need to show that as a land use. This designation will also include open space preservation. This doesn’t restrict land use or change zoning, but provides owners with an opportunity to preserve their land if they so desire. The designation term of farmland preservation/open space preservation is consistent with what the county requires to be eligible for preservation programs. D. Koopmans asked if this could be a problem for land owners; L. Wells explained it is not an encumbrance on the land, just opens more future opportunities and options. T. Morris asked if there is currently an open space preservation plan in the county program; L. Wells replied there is nothing available at this time.
A. Warner is in favor of passing the draft of the Master Plan and the proposed Future Use Map on to the board for their comments.

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

A. Warner opened public comment at 8:08 p.m. and closed it at the same time, finding no comment.

9. COMMISSIONER’S COMMENTS

A. Warner thanked everyone for their time.

10. ADJOURNMENT

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

VOICE VOTE – all ayes – Meeting adjourned at 8:08 p.m.

CALEDONIA TOWNSHIP PLANNING COMMISSION

Duane Gunnink, Secretary
Approved: June 18, 2012

Sincerely,

Angela Burnside
Recorder