Minutes of a meeting held on August 15, 2011

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on Monday, August 15, 2011, 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: Members of the media and representatives from Davenport University and Foremost Insurance

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 July 18, 2011 meeting.

M. Kelly made a motion to approve the minutes of July 18, 2011, as submitted. Motion was supported by R. Parent.

VOICE VOTE: All ayes. Minutes of the July 18, 2011 meeting approved.

5. INQUIRY OF CONFLICT OF INTEREST

R. Parent disclosed that he is employed by Farmers Insurance, but he has no financial interest in this project. A. Warner disclosed that his landscaping company does business with Davenport and Foremost, but he has no conflict with this project. M. Kelly disclosed that his company has done work for both Davenport and Foremost, but he has no conflict with this project.
6. **UNFINISHED BUSINESS**

None.

7. **NEW BUSINESS**

A. **Public Hearing – PUD Amendment:** Submitted by Farmers Insurance, owner, for an amendment to the Kraft Lake Office Park Planned Unit Development, to remove 17 acres from the PUD, and rezone said land back to the A, Agricultural District. Property is commonly known as approximately 6201 68th Street SE. Request is for a recommendation to the Township Board.

A. Warner opened the public hearing at 7:03 and closed it at the same time, finding no public comment.

Pete Murray, Zone Facility Manager from Farmers Insurance came forward, explained they are requesting an amendment to the Kraft Lake Office Park PUD, to remove 17 acres to donate to Davenport University for an athletic complex. They are also asking to rezone said acreage to the A, Agricultural District. D. Gunnink asked why Agricultural District? L. Wells explained the underlying district of the PUD is Agricultural, and this district would allow for this use with a Special Use Permit.

D. Koopmans found that the current owner is still Farmers; gifting to Davenport has taken place but not finalized; verbal and written commitment has been made. L. Wells referenced letter from Farmers dated July 15th explaining the gift of the 17 acres to Davenport University. M. Kelly clarified that this request is to amend the PUD and rezone to Agricultural. A. Warner stated that any recommendation would go to the Township Board for their consideration.

**ARCHIE WARNER ENTERTAINS A MOTION:**

R. Parent moved to recommend approval of the PUD amendment to remove 17 acres from the Kraft Lake Office Park PUD and rezone it to the A, Agricultural District. Motion was supported by D. Gunnink.


B. **Public Hearing – Special Land Use:** Submitted by Davenport University, under contract to purchase said property, for Special Land Use for a public/private school use with athletic fields and facilities. Property is commonly known as approximately 6201 68th Street SE. (Request is for approval contingent upon PUD amendment.)

Jack Barr from Nederveld, representative for Davenport University, asking for special land use permit for 17 acre athletic field complex, includes baseball, softball, and tennis. Serviced by full utilities. Received letter from Wilcox Engineering, working to complete T. Boerman’s requirements. Also coordinated with Fire Chief Bennett; he is satisfied with plan. Reviewed planner L. Well’s report, working on that list of requirements.

A. Warner opened public hearing at 7:10; closed it at the same time, finding no comment.
A. Warner found from L. Wells that the Planning Commission is approving the Special Use Permit as well as Site Plan Review of the project; the SUP stays with the Planning Commission while the rezoning request moves on to the Township Board.

J. Barr referenced the letter from Wilcox dated August 5; went through requirements 1-11, explaining how Davenport would be satisfying each requirement. There is currently no public water or sewer available at the site; they will be extending the watermain across the frontage of the property as required by the Water Ordinance, to service the ballfields and hydrants. Sanitary sewer service will be provided by an onsite private sanitary pump station, due to site limitations that prevent gravity service, but will be constructed with ability to tie into gravity if available at a later date.

M. Kelly inquired how Davenport would be irrigating the fields; J. Barr indicated they would prefer to irrigate with a private well system, but were unsure of the water quality at the site, so they were undecided.

Discussion moved on to Township Planner L. Well’s staff report dated August 10, 2011, page 10 comments; (#2) the height of the proposed stadium is no more than 30 feet, (#3) the proposed parking lot pole height is 25 ft. The proposed lighting for the baseball field is 90 feet, the softball field lighting is 70 feet, and the tennis courts lights are 50 feet. A plan has been submitted to the airport; they have approval for the tennis and softball lighting, but are waiting for FAA approval for the baseball field lighting, will take about 2 months to receive.

Comment #4 – Davenport wants signage in excess of what is allowed in the Ag District; J. Barr discussed the proposed signage. It would mainly be within the complex, on the stadiums; M. Kelly commented the only sign that would have much impact would be the one at the road. D. Koopmans agreed, the rest is more like directional signage within the complex. Signage approval was removed from the request.

Comment #5 – L. Wells asked about the calculations for parking requirements; based on 1 space per 6 feet of benches for spectators. There are 110 spaces in the proposed parking lot, as well as an additional 68 spaces that could be created in the overflow area.

Comment #6 – the turning radius was satisfactory to the Fire Chief.

L. Wells commented that according to the Township Trail Plan, there is interest in a trail along 68th Street at a future date. L. Wells suggested that the Township acquire an easement from Davenport along the frontage to correlate with the future plan. J. Barr indicated there is no plan at this time for a non-motorized trail from the main campus to the sports complex.

J. Barr discussed the Landscaping plan, condition #2; indicated it is not a problem to put trees along frontage, but questioned the need for screening since the complex sits far off the road. A. Warner commented they made the neighboring apartment complex put in trees along the road; they should require Davenport to do it too. J. Barr asked if they could cluster the trees because of wetland corridor; found that would be acceptable. A. Warner commented if it was not practical to put in required amount of trees, show something reasonable as an alternative, L. Wells could approve administratively at a later date.
M. Kelly commented the land swap should be a condition of approval; inquired about materials being used for complex. Scott Vyn from Integrated Architecture answered they would be using brick with limestone accents, canopies would be architectural metal, metal panel signage; all similar look to main campus. D. Koopmans inquired whether it would be brick façade or a brick structure; S. Vyn replied they were still looking at costs and were undecided.

T. Morris asked about the parking requirements of ordinance, most spectators would have to drive since there is no trail for walking/biking. There would be 300 total seats if both baseball and softball were at full capacity; the proposed parking has 110 spots. Ordinance requires 1 spot for 3 every seats. M. Kelly suggested a condition of approval could be that the overflow area be utilized if there is a need for additional parking; doesn’t want to require them to pave too much area if not necessary.

D. Gunnink feels this is not enough parking, people will park along 68th street, that could become a problem; asked if Davenport would bus people in from main campus in case of large events.

S. Vyn commented it was hard to predict, they had used ordinance as guideline, allowing for extra parking in the overflow area. A. Warner feels as long as Davenport has a plan in place, whether busing or overflow area, that would be satisfactory. S. Vyn commented they had used other colleges as guideline, these sports are not very well attended. Wells suggested requiring signage on 68th to forbid parking.

Glen Harris, Davenport Campus Planner, commented he would prefer a bussing/shuttle solution as opposed to more paving; history of spectators indicates proposed parking will not be a problem.

D. Gunnink asked about residence across the street, placement of trees for screening should consider this neighbor. Inquired about biking; G. Harris answered there is rarely biking on campus, no need for it, does not foresee people biking to games.

R. Parent asked about runoff measures, J. Barr showed calculations; all water goes into stormwater detention basin. Not sure yet if using artificial turf, so all calculations made as if covering were asphalt. Also, they are complying with Wilcox’s requirements for stormwater quality measures on the site.

T. Morris asked about lighting hours of operation; commissioners recalled stipulation on Davenport’s soccer fields, 11:00 p.m. shut off. Lights would be controlled from main campus; G. Harris agreed to same shut off time.

M. Kelly questioned L. Wells about the traffic narrative she is asking of applicant. No issues with traffic capacity – KCRC would make requirements for lanes, etc. J. Barr indicated they would be required to put in a deceleration lane, but no traffic study was required.

R. Parent asked if complex would be closed to community; hasn’t been decided yet. Davenport’s security will be patrolling the complex. L. Wells inquired whether concerts or other events would be allowed there; G. Harris responded the complex will only be used for athletic events.
ARCHIE WARNER ENTERTAINS A MOTION:

A. Warner motions to approve the Special Use Permit contingent on the following conditions:
   1) Approval of PUD amendment/rezoning by Township Board.
   2) Compliance with requirements of Wilcox letter dated 8/5/11.
   3) Compliance with requirements of L. Wells' staff report dated 8/10/11.
   4) FAA approval for baseball field lighting.
   5) Finalization of land donation.
   6) Compliance with 11:00 p.m. cutoff for complex lighting.
   7) Adequate parking provided for final number of seats, including a plan for overflow parking.
   8) Proposed signage approval has been removed from this request.
   9) Kent County Road Commission review and approval.

Motion was supported by D. Koopmans.


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

A. Warner opened public comment at 8:10 and closed it at the same time, seeing none.

9. COMMISSIONER’S COMMENTS

R. Parent asked about the Township Trail Plan; made strong suggestion for trail on 68th St. to connect from Kraft Ave. to Alaska Ave. A. Warner thanked everyone for their time and effort; commended Davenport University on another quality project.

10. ADJOURNMENT

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

VOICE VOTE – all ayes – Meeting adjourned at 8:15 p.m.

CADEONIA TOWNSHIP PLANNING COMMISSION

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Duane Gunnink, Secretary
Approved: September 19, 2011

Sincerely,
Angela Burnside, Recorder