

APPROVED

CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
Adam Paarlberg, Chairman

Minutes of a meeting held on

A regular meeting of the Charter Township of Caledonia Planning Commission held at 7:00 p.m., on January 4th, 2021 Via Zoom

1. CALL TO ORDER / ROLL CALL

Chairman Paarlberg called the meeting to order at 7:02 pm.

Members Present: Adam Paarlberg, Diane Cutler, Doug Curtis, Stan Bosscher, Tim Bradshaw, Jodie Masefield, Carol VanLaan (Joined @ 7:10)

Members Absent: None

Staff Present: Lynee Wells, Planning Consultant

Others Present: Several

2. CONSIDERATION OF THE MEETING AGENDA

Motion by Curtis, Second by Masefield to approve agenda

A Roll Call Vote was recorded as follows: Masefield -Yes, Bosscher -Yes, Curtis -Yes, Bradshaw -Yes, Cutler -Yes, Paarlberg -Yes, VanLaan Joined @7:10

3. PUBLIC COMMENTS (BRIEF-UP TO 2 MINUTES)

None

4. CONSIDERATION OF MINUTES FOR December 21, 2020

Motion by Curtis, Second by Bosscher to approve with the changes to include item #11, trailer and item #15 revise to “detention basin”, reference to needle cast effecting conifer trees, and that item #6 should be Outlots C or D.

A Roll Call Vote was recorded as follows: A Roll Call Vote was recorded as follows:

Masefield -Yes, Bosscher -Yes, Curtis -Yes, Bradshaw -Yes, Cutler -Yes, Paarlberg -Yes, VanLaan Joined @7:10

5. INQUIRY OF CONFLICT OF INTEREST

None

6. NEW BUSINESS

a. Public Hearing for a proposed PUD amendment for Grand Rapids Storm to the Foremost Corporation Planned Unit Development (Kraft Lake Office Park) (the “PUD”). The proposed amendment would add indoor recreational uses, and associated uses such as fitness centers and food service, to the land uses permitted within a defined area of Phase II of the PUD, with conditions upon site development for such a use. The amendment allowing this additional use would apply only to a portion of the property at 5630 North Kraft Lake Dr. SE. The 11.86 acre site proposed to be eligible for this use is located south of North Kraft Lake Dr. SE, beginning approximately 300 east of its intersection with Kraft Ave. and extending approximately 800 feet east along the frontage of North Kraft Lake Dr. SE. Agent is Exxel

PUBLIC COMMENTS (BRIEF-UP TO 2 MINUTES)

Wells provided an overview of the planning report which analyzed the request according to the standards for PUD amendments.

Curtis expressed concerned about the width of the sidewalk, suggesting the sidewalk be a pathway as it is along Kraft, also suggesting it extend east to include the full length of the site. Masefield mentioned that since the development to the east is unknown, extending the sidewalk to the property line would be necessary for future connections. VanLaan shared that a pathway would be preferable due to the types of users from Davenport, including people walking, biking and on scooters.

Craig Baker, agent for the applicant, stated that the applicant would be willing to meet the needs of the Township and comply with the conditions.

Doug Stalsonburg, Exxel Engineering, agent for the applicant, stated that the pathway could be crushed gravel from the entrance drive of the GR Storm building to the east, but paved for the remainder. Commissioners did not agree to this suggestion. Mr. Stalsonburg stated that he is impressed with the quality of the architecture and the submittal and appreciates how willing the Township leadership and staff have been to work together.

Masefield complimented the applicant because of the detail they provided in their submittal, which helps the Commission with decision-making.

Bosscher asked about wetland management and mitigation. Stalsonburg commented that they will be seeing a permit from EGLE and will be mitigating any impacts as required by the State.

Jason Martin with GR Storm shared that they are looking forward to being part of the community, that he envisions people staying and enjoying the space, between games and before and after. Paarlberg asked about the restaurant uses. Martin stated they will have a café to cater to those who are traveling to the games, serving more than snacks. People will be able to stay in place, sit and grab lunch. It is family oriented.

Bradshaw reviewed all of the uses and areas devoted to basketball and asked why the parking counts are high. Martin stated that it accounts for the overlap between games when one team is finishing and another is arriving. Martin stated that they are open to having a shared parking arrangement in the future with the development to the east.

Bradshaw asked about detention. Stalsonburg noted there is a natural break, east to west, and that the stormwater will be handled in these areas.

Curtis asked about the parking that is located along the proposed property lines. Paarlberg clarified that the area proposed for the amendment will eventually become a “unit” within the development. The parking may become shared in the future.

Curtis again stated that the sidewalk should be extended to the full extent of the unit line, also that a review of the Foremost PUD and Master Deed should be done by the applicant to verify they are able to place the pathway, signage and crosswalk (at Kraft) as shown.

Motion by Bosscher, Second by Bradshaw to approve the proposed PUD ordinance amendment to the Township Board with the recommendation that the sidewalk be built as a pathway

A Roll Call Vote was recorded as follows: Masefield -Yes, Bosscher -Yes, Curtis -Yes, Bradshaw -Yes, Cutler -Yes, Paarlberg -Yes, VanLaan -Yes

7. **UNFINISHED BUSINESS**

Commissioners and Wells reviewed the ordinance amendments for agritourism and architectural standards. Commissioners appreciate the work that has been done and generally agreed with the proposed amendments. Cutler appreciates that the Township is supporting rural character and agricultural uses. Bosscher asked for clarification that metal siding was not included as a building façade material. Masefield comments that was the desire of this amendment, and that the same standard exists already in the Overlay. Bosscher also expressed concern about the brick size, which will eliminate the possibility of cinder block. Wells confirmed this was intentional to ensure that materials were a human scale.

8. **PUBLIC COMMENT (EXTENDED- UP TO 5 MINUTES)**

A. None

9. **COMMISSIONER COMMENTS**

A. None

10. **ADJOURNMENT**

Motion by Curtis, Second by VanLaan to adjourn

A Voice Vote was recorded as follows: All Ayes – Meeting adjourned at 9:22 p.m.

CALEDONIA TOWNSHIP PLANNING COMMISSION