

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 February 15th, 2021, Via Zoom

1. CALL TO ORDER / ROLL CALL

Adam Paarlberg called the meeting to order at 7:01 pm.

Members Present: Diane Cutler – Kent County- Caledonia MI, Adam Paarlberg- Kent
 County- Caledonia MI, Stan Bosscher – Kent County – Caledonia MI,
 Jodie Masefield – Kent County – Caledonia MI, Doug Curtis – Pinellas
 County - Clearwater Florida

Members Absent: Carol VanLaan, Tim Bradshaw

Staff Present: Lynee Wells, Planning Consultant - Kent County - Grand Rapids MI
 Jean Patterson, Planning Assistant – Kent County – Caledonia MI

Others Present: Several

2. CONSIDERATION OF THE MEETING AGENDA

Motion by Curtis, Second by Bosscher to approve agenda

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

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

None

4. CONSIDERATION OF MEETING MINUTES

Motion by Cutler Second by Bosscher to approve the February 1st, 2021 minutes

A Roll Call Vote was recorded as follows: Cutler – Yes, Masfield – Yes, Curtis – Yes, Bosscher - Yes, Paarlberg - Yes

5. INQUIRY OF CONFLICT OF INTEREST

None

6. NEW BUSINESS

- a. Site Plan review for Six Eight Business Center, Vision Real Estate, Steve Witte, Nederveld is the agent. The proposed buildings are zoned I-1 and located at 6610 Patterson, with future uses to be determined. Buildings are approximately 120,000 and 124, 000 square feet in area, with a total of 305 parking spaces. Wells reviewed the memorandum, project is generally in conformance with the ordinance. Wells requests sidewalk connect to parking lot and building front. Witte shares that they will provide a connection on 68th and Patterson near the driveway approaches. Witte also requests that the utility connections remain private as shown on the plans. Wells confirms the Township Engineer is ok with removing that element in the list of conditions. Custis asks about the stockpiles and when those will be removed, Witte said they will be contoured, as they are topsoil. Masfield asks that the applicant screen all mechanicals.

Motion by Curtis, Support by Bosscher to approve with 8 conditions from the Planners memo, with the requirement for public laterals removed from the Engineer's report (#19) and add a condition about screening mechanicals.

A Roll Call Vote was recorded as follows: Cutler – Yes, Masfield – Yes, Curtis – Yes, Bosscher – Yes, Paarlberg - Yes

- b. Public hearing on four zoning ordinance text amendments, including the following:
- i. Outdoor lighting, Section 3.50 to revise and replace entire section. Paarlberg opened the public hearing, there were no comments. Commissioners raised questions about lighting standards for single family homes and useability for residents, the goal being to make the ordinance user friendly. Commissioners also asked that some of the lighting zones near 68th and Whitneyville be modified. Commissioner voted unanimously to table the request.

Motion by Curtis, Support by Masfield to table Item 6b. – 1

A Roll Call Vote was recorded as follows: Cutler – Yes, Masfield– Yes, Curtis – Yes, Bosscher – Yes, Paarlberg - Yes

ii. Create new section to regulate architectural standards in certain zoning districts in general provisions. Paarlberg opened the public hearing. There were no comments. Bosscher requested modified language to allow CMU pavers. Commissioners agreed; however, they do not want to see concrete block as a building material. Curtis recommended changes to the ordinance to remove any sentence that does not include a regulation. Curtis asked that the second related to roof pitch be removed, as it included all pitches and was not effectual. Commissioners recommended the ordinance be forwarded to the Township Board with the revisions as discussed.

Motion by Bosscher, Support by Curtis to recommend Item 6b – 2 to the Township Board for approval

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

iii. Create new section to regulate farm markets, roadside stands, agri-tourism and agri-business in general provisions and special land use. Paarlberg opened the public hearing, there were no comments. Wells provided overview that the ordinance was developed per best practices from the Michigan Department of Agriculture. The Township Attorney has reviewed the ordinance as well. The Ordinance refers to the Right to Farm Act for definitions and generally accepted agricultural management practices. The proposed ordinance would allow agri-tourism by right in the AG and RR district, and agri-business as a special land use in the same districts. Agri-tourism is consistent with the intent and purpose of the master plan and encourages farming and rural character in the Township. Cutler inquired about the maximum number of people for events considering the Cow Pie festival. Wells commented this festival is handled as a temporary use. Commissioners voted unanimously to forward to the Township Board for consideration.

Motion by Bosscher, Support by Cutler to approve Item 6b – 3

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

iv. Create and modify standards related to accessory buildings, attached structures, garages and lot depth. Paarlberg opened the public hearing. There were no comments from the public. Commissioners were in agreement about the 4:1 ratio changing to match the State Land Division Act which allows this ratio to be exceeded when parcels are over 10 acres in area. Paarlberg requested that the word “being” be added to the language related to attaching an accessory building to a principal building. Commissioners felt that the standards for architectural features matching the accessory and principal building could be removed. Curtis asked to include the removal of the word “area” in the requirement for accessory building size calculation. Wells stated that

could not be added to this amendment as it was not included in the public hearing notice. Curtis disagreed. Masefield stated that Commissioner's addressed this change already, stating that we said we would wait to see if applicants came forward seeking additional square footage for their accessory buildings and that if staff or PC saw an increase in requests, that they would revisit the discussion. Wells asked Curtis if this change would impact his accessory building. Curtis stated that it was already permitted and didn't impact him. Paarlberg asked is this could return to a PC agenda for discussion. Wells responded that it could.

Motion by Curtis, Support by Bosscher to table Item 6b. – 4

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

7. **UNFINISHED BUSINESS**

None

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

None

9. **COMMISSIONERS COMMENTS**

10. **ADJOURNMENT**

Motion by Curtis, Support by Bosscher to adjourn

A Voice Vote was recorded as follows: All Ayes

Meeting adjourned at 10:21 pm

CALEDONIA TOWNSHIP PLANNING COMMISSION