

APPROVED

CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION

Minutes of a meeting held on

A regular meeting of the Charter Township of Caledonia Planning
 Commission held at 7:00 p.m., on March 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 – Kent County – Caledonia MI, Carol VanLaan– Kent County – Caledonia MI, Tim Bradshaw– Kent County – Caledonia MI

Members Absent: None

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

Paarlberg asks that items in 7a be handled as separate items

Motion by Curtis, Second by Van Laan to approve agenda as modified

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

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

None

4. CONSIDERATION OF MEETING MINUTES

Caledonia Township
 Planning Commission Minutes
 March 15, 2021

Bosscher clarified that on page 3, reference to “cultured stone” shall be CMU and reference to decorative concrete pavers should be decorative concrete “blocks”.

Motion by Cutler Second by Bosscher to approve the March 15th, 2021 minutes as amended

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

5. INQUIRY OF CONFLICT OF INTEREST

None

6. NEW BUSINESS

- a. Site Plan review for O’Reilly’s Auto parts at 9810 Cherry Valley, parcel: 41-23-28-300-007 by Brewer Development Company, agent Robb Lamer for a 7,400 square foot building with parking on a 2-acre parcel

Wells provided a summary of the request, noting that complete landscape and photometric plans had not been provided. Further, a dumpster detail was not included and the site has more parking than allowed by ordinance. Lamer stated they were relooking for preliminary approval and to have the conditions from the planner and engineer worked out later. Paarlberg noted that these items are required for a complete submittal. Wells mentioned the desire of the engineer and fire chief to have the fence along the southern property line remain open to allow cross access. Lamer stated he has a new plan to share with 90% of the items from the planner and engineer worked out. Bosscher asked if tabling this request would be a timing issue. Brower (applicant) stated it would. Lamer stated that the parking has been reduced, that the fence will remain open and that the franchise wants some parking in the front to remain.

Masefield commented about the expanse of blank walls along the north and south elevations and the desire to future proof the building, such that when Cobblestone is redeveloped, the O’Reilly’s façade would be visible and blank walls would be concerning. John Colburn (Applicant) stated that Auto Zone has some blank walls, and they were considering that as precedent. Wells stated that transparency with clear, non-tinted, non-reflective glass would be required.

Bosscher commented that the lighting plan was not provided. Lamer stated there is a note on the plans that lighting will conform to the Township ordinance.

Paarlberg stated that if they feel they need general approval in concept, it appears they have it in terms of use and setbacks, but that there is not enough information for a detailed review.

Bradshaw commented that the 10’ setback is concerning due to fire risk. Wells confirmed that the setback meets the ordinance standards. Bradshaw is concerned about the

location of the dumpster on the property line. It should be moved. Bradshaw agrees with the Township Engineer that the storm water detention plan is not acceptable. Finally, the catch basin between the two buildings and near the property line is a problem should replacement be necessary. Bradshaw suggested placing the pond where it exists today. Bosscher suggested they move the building north, but Brewer said O'Reilly's wants a 29' drive aisle.

Curtis expressed concern about the 10' setback area becoming unkempt, stating it will need to be landscaped, mowed and irrigated. Gravel would collect weeds.

Van Laan stated that it feels like O'Reilly's is trying to fit their standards on the Township when it should be the other way around.

Motion by Paarlberg, Support by Curtis to table the request until a full plan set is provided.

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

7. UNFINISHED BUSINESS

A. Create and modify standards for accessory buildings, attached structures, garages and lot depth

Commissioners discussed the items, and asked the Planner to provide a written summary. Wells suggested that the Zoning Administrator participate if she is available to help the Planning Commission understand the challenges some applicants have faced with the 4:1 ratio, attaching accessory building, and the definition of lot width and depth. **Motion by Curtis, Support by Bosscher to table consideration of the ordinance amendments.**

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

B. Outdoor lighting, Section 3.50 revise and replace entire section. **Motion by Bosscher, Support by Curtis to recommend approval with the amendments as listed:**

1. Remove the word and from the new section
2. Remove reference to construction lighting
3. Add phrase to section "m" stating "except as regulated elsewhere"

Cutler feels the ordinance is an excellent education item that could be included in a Township communication.

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

C. Lot Area

Commissioners discussed lot area, Curtis stating that the word area should be removed from the table describing maximum square footage for accessory buildings. Commissioners requested Wells to prepare an ordinance amendment for consideration.

Motion by Curtis, Support by Bosscher to prepare an ordinance amendment

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

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

None

9. **COMMISSIONERS COMMENTS**

Masefield commented that she saw 23 trucks at Circle K, she was curious if the Township is enforcing this parking situation. Wells shared that she has spoken with Amazon and Circle K, she also visited the site and prepared an email correspondence to Amazon, Circle K, Gaines Township and the Road Commission.

10. **ADJOURNMENT**

Motion by Curtis, Support by VanLaan to adjourn

A Voice Vote was recorded as follows: All Ayes

Meeting adjourned at 9:18

CALEDONIA TOWNSHIP PLANNING COMMISSION