

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 April 19, 2021, Via Zoom

1. CALL TO ORDER / ROLL CALL

Doug Curtis called the meeting to order at 7:00 pm.

Members Present: Diane Cutler – Kent County- Caledonia MI, Stan Bosscher – Kent County – Caledonia MI, Jodie Masefield – Kent County – Caledonia MI, Doug Curtis – Kent County – Caledonia MI, Tim Bradshaw– Kent County – Caledonia MI

Members Absent: Carol VanLaan

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

Others Present: Several

2. CONSIDERATON OF THE MEETING AGENDA

Motion by Bosscher, Second by Cutler to approve agenda

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

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

None

4. CONSIDERATION OF MEETING MINUTES

Motion by Bosscher Second by Bradshaw to approve the March 15th, 2021

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

5. INQUIRY OF CONFLICT OF INTEREST

None

6. NEW BUSINESS

- a. Special land use request by Jeffery Damec, 7533 100th SE, parcel 41-23-27-300-005 to place an accessory building in front of the principal building.

The request is to rebuild on a site that was for rebuilding a legal non-conforming structure that was demolished during a fire. Bosscher states that the proposed building site is well hidden. Masfield asks about building material. The applicant states that the new owners will rebuild it and the materials will match the existing home, with stacked stone and sheet metal.

Motion by Bosscher, Support by Bradshaw to approve with conditions in the planner's report and that building materials match the drawing and existing home as stated in the meeting.

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

- b. Public Hearing to amend Section 3.11 (b) Residential Accessory Buildings, Table 3.2 to remove the word "Area" and calculate the allowable square footage for accessory buildings using "Lot" versus "Lot Area".

Bosscher clarified that this request would apply to accessory building only. Wells confirmed. Masfield asked that any amendment be done to simplify the ordinance, and using gross lot area seems most user friendly. Bradshaw appreciates the memo by Wells, as it clarifies and answers the questions he had. Cutler can see both sides of the issue. Curtis appreciates the amendment as it simplifies the ordinance.

Motion by Curtis to recommend approval of the text amendment to the Township Board. Support by Bosscher

A Roll Call Vote was recorded as follows: Masfield – Yes, Bosscher – Yes, Bradshaw – No, Curtis – Yes, Cutler - Yes

7. UNFINISHED BUSINESS

- a. Site Plan review for O'Reilly's Auto Parts located 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 site

Wells reviewed the updates to the memorandum that has been changed due to a resubmittal of the application.

Curtis asked about adding to the greenbelt by moving or narrowing the driveway. Wells stated that KCRC and MDOT standards are 25', and the existing driveway is over 50'. It could be narrowed.

Masefield feels there are many loose ends, especially with the architecture. Bosscher stated that dimensions are not provided on the renderings, and we cannot verify compliance. Bradshaw stated that the down spouts for the roof drain end at the sidewalk, which will be icy in winter. He also asked about the value of the remaining pavement.

The applicant stated they are happy to narrow the drive, connect the downspouts and remove pavement to rear but some needs to remain for truck turnaround. He also stated they can expand the greenbelt. They would hydroseed the remaining landscape area at the rear, but it would not be irrigated. They would comply with the architectural ordinance.

Curtis stated that the lighting as presented is twice what our ordinance allows. This should be changed. Wells suggested if the PC wanted to approve the site plan they could but require the applicant return to the PC for architectural review and approval.

Motion by Bosscher to approve revised site plan with 1-12 of the Planner's recommendations plus 5 new conditions;

1. Applicant prepare updated, detailed renderings and return to the PC for architectural approval
2. All mechanicals be screened from view, including rooftop mechanicals
3. The driveway shall be a maximum 30' wide, but could be narrower.
4. The downspouts connect to the storm system and not drain to the sidewalk.
5. Landscaping meet ordinance requirements.

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

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

None

9. **COMMISSIONERS COMMENTS**

Masefield commented that she receives emails from MTA and wondered whether these should be reviewed. Wells suggested reading the legislative updates that are sent on Fridays.

Masefield stated that Circle K remains a problem.

Bosscher – Seems to me if Circle K wanted to enforce it they would. Personally, I think they might be

afraid of losing business but we still have to enforce it. It bothers me that it continues to go on.

Curtis – Like to go on record to Thank Adam Paarlburg for his service. Planning Commissioners did their part with the Circle K Project it is now up to the Township to enforce.

10. **ADJOURNMENT**

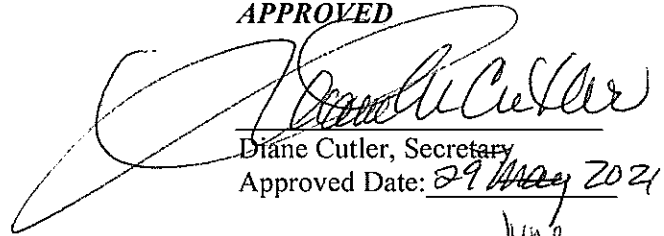
Motion by Masefield, Support by Cutler to adjourn

A Roll Call vote was recorded as follows: Cutler – Yes, Bosscher – Bradshaw – Yes, Masefield – Yes, Curtis – Yes,

Meeting adjourned at 8:45

CALEDONIA TOWNSHIP PLANNING COMMISSION

APPROVED



Diane Cutler, Secretary
Approved Date: 29 May 2021
June