

*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 May 17, 2021, Via Zoom

**1. CALL TO ORDER / ROLL CALL**

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

**Members Present:** Doug Curtis, Diane Cutler, Stan Bosscher, Jodie Masefield, John Eberly,  
 Carol VanLaan

**Members Absent:** Tim Bradshaw

**Staff Present:** Lynee Wells, Planning Consultant  
 Jean Patterson, Planning Assistant  
 Ellie Koetsier, Building/Planning/Zoning Administrative Assistant

**Others Present:** Several

**2. CONSIDERATION OF THE MEETING AGENDA**

**Motion by Masefield, Second by VanLaan to approve agenda**

**A Roll Call Vote was recorded as follows: Cutler – Yes, Bosscher – Yes, Masefield – Yes,  
 Curtis – Yes, John Eberly – Yes, Carol VanLaan - Yes**

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

None

**4. CONSIDERATION OF MEETING MINUTES**

**Motion by Bosscher Support by Cutler to approve the April 19th, 2021 meeting minutes**

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

**5. INQUIRY OF CONFLICT OF INTEREST**

None

**6. NEW BUSINESS**

a. Election state of offices.

**Doug Curtis as chair – Bosscher Support by Masefield**

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

**Jodie Masefield as vice chair – VanLaan Support by Bosscher**

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

**Diana Cutler as Secretary – Masefield Support by Eberly**

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

b. Special land use request by Dale Hermenet, 7211 Standing Rock, 41-23-09-226-037 to place an accessory building in front of the principal building.

Discussion ensued with conditions as follows; no home-based business, no commercial uses, design of building needs to keep with the look of the house, needs to meet setbacks, deed restriction stating parcel may not be split in the future. Curtis requested to modify paragraph 2 of planner's report to remove reference to size and dimensions, instead referencing ordinance provisions.

1. Curtis asked for clarification about the 200' standard. Wells responded the measurement is from Standing Rock and Thornapple River Drive. VanLaan asked could we the size be limited to only what size would be allowed on that portion of the parcel. Wells said we could or we could require a deed restriction to prevent splitting. Masefield said knowing the site, it's in the right spot. Hermenet assured they will never split so the restriction is OK. Curtis asked if we are splitting and the building is too large, we would not prohibit it? Wells said this has not been tested, as it's different than the dimensional standards that must be met for land division and prohibiting the creation of a non-conformity. Hermenet stated that any other location would not meet setbacks, they'd lose trees, or be too close to the road. Bosscher said standards all except #4 and modify memo to remove dimensional standards and allow ordinance.

**Motion by Bosscher to approve with conditions 1, 3, 5, 6, 7 of planner’s report with modifications, support by Masefield.**

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

**7. UNFINISHED BUSINESS**

None

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

None

**9. COMMISSIONERS COMMENTS**

Masefield commented that it is so good to see everyone in person.

Masefield also wanted to welcome new member John Eberly.

Curtis wanted to gauge how the P.C. is feeling regarding the compliance/completeness of applications and site plans. Masefield said the PC should table sooner, or immediately, if there are missing items from the site plan checklist. Commissioners concurred that only complete applications should be placed on an agenda. Staff has support for limiting agenda items and asking for completeness before placed on an agenda.

Curtis asked when the Master Plan is to be updated and Wells responded it was last updated in 2018.

**10. ADJOURNMENT**

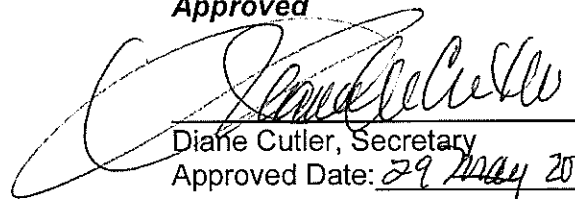
**Motion by Bosscher, Support by Eberly to adjourn**

**A Roll Call vote was recorded as follows: Cutler – Yes, Bosscher –Yes, Masefield – Yes, Curtis – Yes, Eberly – Yes, VanLaan - Yes**

Meeting adjourned at 7:41

CALEDONIA TOWNSHIP PLANNING COMMISSION

**Approved**



Diane Cutler, Secretary

Approved Date: 29 May 2021

*June*