

CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
MINUTES of a meeting held on June 21, 2021

A regular meeting of the Charter Township of Caledonia Planning Commission
was held at 7:00 p.m. on Monday, June 21, 2021
at the Township Office, 8196 Broadmoor Ave. SE, Caledonia, Michigan.

1. CALL TO ORDER / ROLL CALL

Vice Chairperson Masefield called the meeting to order at 7p.m. with a quorum present.

Members Present: Tim Bradshaw, Stan Bosscher, Diane Cutler, Jodie Masefield, Carol VanLaan, John Eberly

Members Absent: Doug Curtis

Staff Present: Planner Lynee Wells, Assistant Ellie Koetsier, Assistant Jean Patterson

Others Present: Applicants

2. CONSIDERATION OF THE MEETING AGENDA

Masefield made a change to the agenda with an amendment; under new business item 6b to include a site plan review to the PUD amendment listed. She will ask for two motions for both items when that item is addressed.

Bradshaw made a motion to approve the agenda as amended by the chair.

Bosscher seconded the motion.

Voice Vote: Motion approved; agenda approved.

3. PUBLIC COMMENTS (Brief – Up to 2 minutes, not related to agenda items)

None.

4. CONSIDERATION OF MEETING MINUTES

A. 04/19/2021

Masefield to note that the minutes have been amended to show Bradshaw as a no for the ordinance for lot area when he was previously listed as a yes.

VanLaan made a motion to approve the 04/19/2021 Planning Commission minutes as amended.

Cutler seconded the motion.

Voice Vote: Motion approved; Minutes were approved.

B. 05/17/2021

Bosscher made a motion to approve the Planning Commission minutes as written. Cutler seconded the motion. Bradshaw wanted to amend the minutes to show he wasn't present when top of page 2, number 4, showed him voting yes.

Bosscher made a motion to approve the 05/17/2021 Planning Commission minutes as read with the correction of striking Bradshaw's vote at the top of page 2.

VanLaan seconded the motion.

Voice Vote: Motion approved; Minutes were approved.

5. INQUIRY OF CONFLICT OF INTEREST

Bradshaw and Eberly stated conflicts since their firm, Progressive AE, works with FCC Construction but feel confident that they can both remain impartial in the decision.

6. **NEW BUSINESS**

- A. Public hearing and consideration for rezoning of 491 Johnson Street, 41-23-29-351-001, applicant is Deborah Bly from the AG to the R-2 district; recommendation to the board.

Applicant presents their case:

Megan Baareman lives at project address; 491 Johnson Street, stated she has never done this before, 3.5 acres zoned AG with 2 existing AG buildings/structures (red barn and red chicken barn) from 1900s with request to rezone to R-2, which aligns with future plans for Caledonia. Part of the plan is to have longer term proposal in place regarding a partial split for land for her mother-in-law, Deb Bly, to put a home on the property. She cares for applicant's son who was diagnosed with autism when they first moved here and found this house. Baareman has worked with Dekens and Wells to meet the necessary requirements and applicants are happy to make any adjustments.

Wells referenced her memo and gave a brief summary.

Public Hearing opened at 7:05 by Vice Chairperson, Masefield.

Floor Open to Public Comments:

None.

Public Hearing closed at 7:06 by Vice Chairperson, Masefield.

Discussion:

Masefield wanted to clarify to PC members that on memo from Wells on page 1, first paragraph second to last sentence says "...thus requiring 5.0 acre in area" but it should be "...thus requiring 0.5 acres in area" to reinforce that the applicant does meet the requirement.

VanLaan asked Wells to clarify and confirm that once this parcel is rezoned, the maximum houses on this property can only be one or can they add more? Wells read from R-2 ordinance chapter to clarify that a duplex, 2-unit or 3-unit is not allowed in that district.

Bradshaw asked about R-2 ordinance in regards to sanitary sewer, without sanitary sewer, that the minimum lot size is 1 acre and he sees that they don't meet that requirement at the current 0.78.

Wells confirmed with applicant that purchased ROW from the Kent County Road Commission (KCRC) and looked at drawings regarding needing a septic field.

Bradshaw thinks that this won't work with a septic field and the needed area but knows that there is a potential that sanitary will likely be put in soon in that area but as of now, it won't work. The ROW adjusts the acreage when the KCRC released 0.05 acres back to the applicant where without the ROW the acreage is 0.78 and adding in the 0.05 ROW from KCRC makes the total 0.83, which Bosscher stated still doesn't meet the necessary requirements. Applicant wanted it to be clear that they aren't doing a well but instead are wanting public water. PC members wonder if the drawings referenced are out of date and a survey is needed with updated information from a surveyor to show enough ROW. Baareman asked with the rec center going in across the street, would the need for future use to use public sanitation, would that solve the problem? Bradshaw said yes, although it would cost more to connect. Applicant is trying to make this work. Wells suggested maybe moving lot lines to make this connection work.

Voice Vote:

Van Laan made a motion to postpone the request with conditions to continue working with Wells/Township Planner until the next meeting, July 19th, 2021.

Second by Eberly

Roll Call Vote: Y Bradshaw, Y Bosscher, Y Masefield, Y VanLaan, Y Cutler, Y Eberly

Motion: Postponed.

- B. Public hearing and consideration of a PUD amendment and site plan review to the Valley Point South Industrial Park to allow C-1 use of health and fitness establishment for Max Effort Fieldhouse. Applicant agent is: FCC Construction. Parcel: 41-23-17-400-075

Applicant presents their case:

Dan VanKalker, FCC Construction representing the applicants, FCC Construction, and the construction of the project. They are requesting a change in use to the vacant Scholastics building where the landlord was looking for a new tenant. FCC/applicant is requesting C-1 permitted sports use for this portion/parcel of PUD ONLY.

Public Hearing opened at 7:19 by Vice Chairperson, Masefield.

Floor Open to Public Comments:

None.

Public Hearing closed at 7:20 by Vice Chairperson, Masefield.

Discussion:

Wells said no report from Township Engineer or Fire Chief due to it being an existing site with a building.

Wells referenced her memo and gave a brief summary.

Bradshaw had a question regarding the zoning and its name "Max Effort Fieldhouse" and if there would be sporting games held there. Jason Russell, proposed owner got up and said no games just training facility for basketball, soccer, baseball, softball. Bradshaw asked if 86 parking spaces was enough and Russell said yes, there isn't room for 86 people in the facility as it is designed for small group or individual training. Bradshaw said it is critical to make sure there isn't parking on the road due to emergency fire route. Russell said they are aware of that since his wife owns the Milestones building right next door. They are hoping to change the current status of the parking that was for trucks so they will have more parking spaces and if needed, have overflow parking at Milestones.

Masefield asked about pedestrian flow via the sidewalks on site and how to keep the community safe walking around that area. FCC said they anticipate guests to arrive via automobile not pedestrian walking traffic. Discussion about sidewalk location and proposed foot traffic into the building was had.

VanLaan asked about the bike trail close by and if there would be any bike racks or locks for community members who may bike to this facility. Applicant said it was a good idea and would add a bike rack.

Eberly noted the use was changing from warehouse to fitness center and wondered if the building was ready/prepared for potential increased water use. Applicant said there wouldn't be any showers just one (1) additional urinal and one (1) stall for bathroom needs.

Eberly wondered with 86 parking spots, if a traffic study or assessment needed to be done? Wells said it was discussed that no study would be needed currently – potentially when surrounding out lots are redeveloped with potential commercial drive thru facilities close by a study would be conducted. Applicant doesn't anticipate that level of use since vehicles won't be parked long-term

but instead thinks the majority of visitors would be youths being dropped off by adults. Bradshaw asked for clarification on use and Russell explained it will be multi-use with 70% being turf and 30% being hard court; basketball, futsal, pickleball, volleyball and then turf for batting cages, in-field golf ball, soccer, softball, respectively as well as a weight training area for athletes. Russell said there could be multiple uses at a time with separating nets for safety but not too many as the space won't allow for too many games at once.

Bosscher asked if this was the same "Max Effort" as the fitness center on 100th and Russell confirmed common ownership.

VanLaan asked about the dumpster location and if it needed to be commercial but FCC said it would be regular residential-like trash pick-up service and that the location of the dumpster may need to change to the truck dock due to winds blowing trash around? Bosscher questioned grade of truck dock but FCC recommended fastening trash to railing if grade of 48" truck dock was an issue.

Bosscher would like to see connection of sidewalk from north-south, that FCC pointed out, that may include moving a tree, to the existing front entrance sidewalk.

Voice Vote:

PUD AMENDMENT:

VanLaan made a motion to recommend for the board to approve the addition of the PUD amendment use of a fitness center which is located at 8280 Broadmoor Avenue at 41-23-17-400-075 based on the conditions in the Planner's report.

Second by Bosscher

Roll Call Vote: Y Bradshaw, Y Bosscher, Y Masefield, Y Eberly, Y VanLaan, Y Cutler
Motion Carried.

SITE PLAN REVIEW:

Bosscher made a motion to approve the site plan review request at 8280 Broadmoor Avenue conditional with the Township Planner comments 1, 2, 3, 4, 5, item 6; dumpster detail to be modified with the Township Planner, 7, 8, 9, item 10 to add "...and conditional on receiving all Township, County, and State permits and other approvals as may be required," (language found in last comment from the Township Planner memo), and add item 11 for the north-south sidewalk connection to the front entrance sidewalk.

Second by Bradshaw

Roll Call Vote: Y Bradshaw, Y Bosscher, Y Masefield, Y Eberly, Y VanLaan, Y Cutler
Motion Carried.

- C. Site Plan review and consideration, Kerkstra Buildings 3 and 4 located at 5295 68th Street, Applicant is 1379 Comstock LLC, 41-23-06-451-036, agent is Exxel Engineering

Applicant presents their case:

Doug Stalsonburg with Exxel Engineering representing the owners/Kerkstra family. Building 2 is nearing completion. They are wanting to start this year with the building of next two (2) buildings 3 and potentially building 4; 60,000 sq. ft. and 40,000 sq. ft., respectively. The completion of these two buildings completes the project. Stalsonburg alerted PC members that he dropped off revised plans last week Wednesday showing 8 parking spaces eliminated. They have received three (3) RFPs from the realtor to lease building 2 where RFPs quantify necessary parking for building 2 to have a range of 250-850 spaces and necessary parking for building 3 and 4 ranges from 650-750 spaces and Stalsonburg says it falls within that range.

Wells confirmed the plans were provided to the Township. Wells referenced her memo and gave a brief summary.

NO Public Hearing needed.

Discussion:

Bradshaw had a question regarding utilities and why they were located where they are? Applicant said they have them where they are due to a requirement from Vriesman & Korhorn and wanted to hug the south edge of the wetlands and front it on the property line.

VanLaan asked about the dumpster location and wanting each building to have its own dumpster. Exxel looked at that and couldn't find a better spot for a dumpster so they put them both together, as shown on the plans. Concern was shown regarding the watermain easement and potential proposed dumpster location.

Bradshaw asked if the proposed storm sewer path under the proposed dumpster locations was OK and the applicant had no concerns.

Voice Vote:

Bosscher made a motion to approve the site plan review request for 5299 & 5303 68th Street, also known as Buildings 3 and 4, conditional on the Township Planner's comments 1-10, striking original item 11, with an update to 3; to read "...the applicant shall comply with stipulations of Township Engineer and County Drain Commission," and adding a new item 11; trash storage for building 3 will be reviewed and worked through with the Township Planner and parking set at 154 parking spaces.

Second by Eberly

Roll Call Vote: Y Bradshaw, Y Cutler, Y VanLaan, Y Eberly, Y Bosscher, Y Masefield
Motion Carried.

7. UNFINISHED BUSINESS

Wells wanted to let Planning Commission know that the Township Board of Trustees voted to NOT to approve lot area calculation change for accessory buildings so the ordinance stands as written. The Township Board of Trustees voted to postpone the second reading of the lighting ordinance. The lighting ordinance was brought up by the Board of Trustees and extensive discussion was had related to applicability to single family and questions about lighting zones for residential. Wells will sort through and decipher changes.

8. PUBLIC COMMENTS (Extended – Up to 5 minutes)

None.

9. **COMMISSIONERS COMMENTS**

Masefield thanked commissioners for grace and patience with last minute Masefield vice chair switch.

The next meeting is Monday, July 19th, 2021 since the July 5th, 2021 meeting is cancelled, due to the holiday. Wells said that the items on the meeting agenda are O'Reilly's architecture coming back, a rezoning on Kraft with a site condo similar to Thornapple Mill project; same developer.

8. **ADJOURNMENT**

Motion by Masefield

Second by Bradshaw to adjourn.

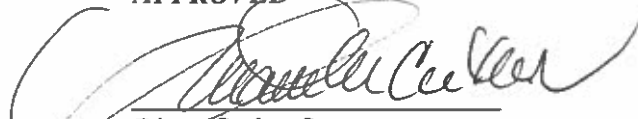
Voice Vote: Motion carried.

Meeting adjourned at 8:12pm.

CALEDONIA TOWNSHIP PLANNING

COMMISSION

APPROVED



Diane Cutler, Secretary
Approved Date: 19 July 2021

Respectfully Submitted,
Ellie Koetsier, Building/Planning/Zoning Administrative Assistant