

CHARTER TOWNSHIP OF CALEDONIA

PLANNING COMMISSION

MINUTES of a meeting held on July 19, 2021

A regular meeting of the Charter Township of Caledonia Planning Commission
was held at 7:00 p.m. on Monday, July 19, 2021
at the Township Office, 8196 Broadmoor Ave. SE, Caledonia, Michigan.

1. CALL TO ORDER / ROLL CALL

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

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

Members Absent: Tim Bradshaw

Staff Present: Planner Lynee Wells, Assistant Ellie Koetsier

Others Present: Applicants, Twp. Residents

2. CONSIDERATION OF THE MEETING AGENDA

Eberly made a motion to approve the agenda.

VanLaan seconded the motion.

Voice Vote:

All Ayes.

Motion approved; agenda approved.

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

None.

4. CONSIDERATION OF MEETING MINUTES

A. 06/21/2021

Cutler made a motion to approve the 06/21/2021 Planning Commission minutes as presented.

VanLaan seconded the motion.

Voice Vote:

All Ayes.

Motion approved; Minutes were approved.

5. INQUIRY OF CONFLICT OF INTEREST

None.

6. UNIFINISHED BUSINESS

A. Consideration for rezoning of 491 Johnson Street, 41-23-29-351-001, applicant is
Deborah Bly from the AG to the R-2 district.

Applicant presents their case:

None.

Discussion:

Wells referenced her memo and gave a brief summary.

Voice Vote:

Masefield made a motion to recommend approval of rezoning from AG to R-2 to Township board for approval.

Second by VanLaan

All Ayes.

Motion: Approved.

B. O'Reilly's architectural design review and approval

Applicant presents their case:

None.

Discussion:

Wells referenced her memo and gave a brief summary.

Curtis wanted to note enforcements of advertisements and Wells confirmed the need to maintain clear glass and not have advertisements obscuring the windows. Wells confirmed the glass would be clear, and not tinted green. The applicant confirmed glass would not have green tint.

Commissioners thanked applicants for patience and compliance with approval process over the last year as it now complies with what Caledonia is asking for and wanting for the community.

Commissioners welcomed O'Reilly's to Caledonia.

Voice Vote:

Masefield made a motion to approve O'Reilly's architectural design review as presented.

Second by VanLaan

All Ayes.

Motion: Approved.

7. NEW BUSINESS

A. Public hearing for a rezoning of 33 +/- acres from the AG to the R-2 district at 8700 Kraft Avenue for Carla Waldeck, agent is Dave Wozniak, parcel number: 41-23-20-100-023.

Applicant presents their case:

None.

Public Hearing opened at 7:11pm by Chairperson, Curtis.

Floor Open to Public Comments:

None. Wells stated no written correspondence was submitted.

Public Hearing closed at 7:12pm by Chairperson, Curtis.

Discussion:

Wells referenced her memo and gave a brief summary.

Masefield asked for clarification from Wells on project being the only R-2 zoning in its quadrant.

Wells said that recently finalized another rezoning to R-2 that adds other R-2 zoning to that area.

She anticipates more requests for this area from others that will match the future land use map and master plan for along Kraft Avenue.

VanLaan asked to confirm connection to well and septic for this property and Wells agreed referencing site condominium submittal portion.

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Voice Vote:

Bosscher made a motion to recommend approval of the rezoning of 8700 Kraft Avenue from AG to R-2 to Township board for approval.

Second by VanLaan

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

Motion: Carried.

- B. Site condominium request for 8700 Kraft Avenue, applicant is Carla Waldeck, agent is Dave Wozniak, to create 15 parcels, including a private road and drainage area.

Applicant presents their case:

None.

Discussion:

Wells referenced her memo and gave a brief summary. Wells also stated that the Township Engineer, Todd Boerman, stated in his memo that there isn't enough detail in the drainage plan to issue a review drainage at this time. Discussion was had between applicant/owner's agent (Dave Wozniak), Brian DeSmit, the project engineer (Jarid Alverson) and the Commissioners.

Topics of discussion were as follows:

- Shared road maintenance agreement to include the original house on property, making it the 16th house serviced by new road – applicant asked if Commissioners would consider the existing home on the road to be preexisting, and not county as the 16th dwelling on the road.
- Sidewalks – proposed 1 sidewalk - Commissioners would like to see 2; one on both sides of the road for safety and pedestrian connectivity
- Lighting – none proposed other than two (2) landscape lights on road sign
- Landscape Plan – weren't planning on having landscaping other than around road sign but developer is considering a landscape plan for development and/or to include in by laws.
- Signage – signs would be reviewed by Zoning Administrator
- Drainage Plan – need more review and instruction with Township Engineer, Todd Boerman before any approvals are given especially in regard to the wetlands at the back of the property and open channel flow, also discuss with Tim Bradshaw as he was not able to attend the meeting
- Lot size (4:1) and shape for end of cul-de-sac lots 8, 9, and 10 – need reconfiguring due to contours of land and thought to wetlands. Any deviation from the 4:1 ratio required special land use review and approval
- Connectivity to bike trail/path in the future – timing needed
- 10 ft wide turnout with mail kiosk – requested and provided
- Street parking and how to accommodate – maximum of 2 cars with an exception for parties
- Width of the road/driveway – to meet KCRC requirement for concrete curb entrance; 22 ft. versus 24 ft.
- Location of road/driveway – where to connect to Kraft Avenue
- Project being proposed without permission and input from homeowner – needed
- Special Land Use – Commissioners requested next step for submittal to be the special land use for the 4:1 ratio

Wells said all she needs is a special land use application and drawing by this coming Monday, July 26th, 2021 in order to get it processed on August 2nd, 2021 for the next meeting which is on Monday, August 16th, 2021.

This allows time for Township Engineer, Todd Boerman to review and correct the drainage with applicants and have a meeting with Wells to prepare for the next meeting.

Voice Vote:

Bosscher made a motion to table site condominium review request for 8700 Kraft Avenue until the next meeting, August 16th, 2021 and to submit for special land use.

Second by Cutler

All Ayes.

Motion: Tabled.

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

None.

9. COMMISSIONERS COMMENTS

Eberly noted it was constructive to have these comments in discussion but need to have details buttoned up.

Commissioners thanked Masefield for her Vice Chairperson role in the last meeting.

Next meeting is August 16th, 2021.

8. ADJOURNMENT

Motion by VanLaan

Second by Eberly to adjourn.

Voice Vote:

All Ayes.

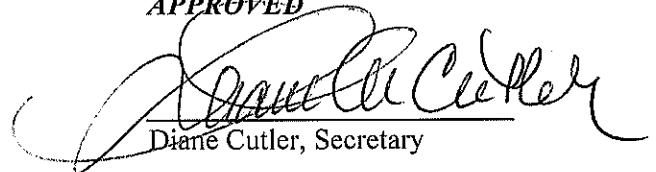
Motion carried.

Meeting adjourned at 8:28pm.

CALEDONIA TOWNSHIP PLANNING

COMMISSION

APPROVED



Diane Cutler, Secretary

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

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