

CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
MINUTES of a meeting held on August 16, 2021

A regular meeting of the Charter Township of Caledonia Planning Commission
was held at 7:00 p.m. on Monday, August 16, 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, Engineer Todd Boerman

Others Present: Applicants, Twp. Residents

2. CONSIDERATION OF THE MEETING AGENDA

Bosscher 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. 07/19/2021

Masefield made a motion to approve the 07/19/2021 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. NEW BUSINESS

- A. Public hearing and special land use consideration to vary the 4:1 ratio for 3 units in a proposed site condominium development at 8700 Kraft for Carla Waldeck, agent is Dave Wozniak, parcel number: 41-23-20-100-023

Applicant presents their case:

None.

Discussion:

Wells referenced her memo and gave a brief summary.

Public Hearing opened at 7:04pm by Chairperson, Curtis.

Floor Open to Public Comments:

Lenny Nanzer (8524 Kraft Avenue) made comments regarding removing Carla Waldeck's name as owner since she doesn't own the property any more.

He also stated that the 4:1 ratio has created some very unique pieces of property in the past and since he used to be the previous owner of some of the property in question regarding a spring-fed creek on the property.

Public Hearing closed at 7:06pm by Chairperson, Curtis.

Voice Vote:

Bosscher made a motion to approve the special land use request to deviate from the 4:1 ratio specifically for lots 8, 9, 10 at the location of 8700 Kraft Avenue due to the unusual nature of the property with its wooded character and slopes to limit its developable area of those three lots.

Second by Eberly

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

Motion: Carried

7. NEW BUSINESS

- A. 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. She also invited Todd Boerman, Township Engineer, to explain the drainage of the project with updated submittal items from applicants.

Discussion was held between Commissioners and the applicant team (Dave Wozniak, Brian DeSmit, and Jarid Alverson) regarding the following:

Sidewalk placement and drainage for future storm designs (25-100 year flood) that included explanation and expectations from Todd Boerman (Township Engineer) during his review process and his previous discussions with the applicant team

Sidewalk installation timing and responsibility between the developer and the future homeowner

On-street parking

Road construction timing

Building permitting and timing for new home construction

Voice Vote:

Bosscher made a motion to recommend approval to the Township Board of the preliminary site condominium plan request for 8700 Kraft Avenue as presented conditional with the Planner's comments #1-7, adding #8 for no on-street parking wording must be included in the deed(s), #2 to be revised to say sidewalk "...shall be constructed within 2 years of the first building permit submitted and must include a posted bond for the full sidewalk", #4 to say "...regarding Engineer's report item #2, the Planning Commission has agreed to allow the road construction for 15 homes since the 16th home is pre-existing, add #9 to allow driveway to be moved 5 ft. from the West property line of 8660 Kraft.

Second by VanLaan

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

Motion: Carried.

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

None.

9. COMMISSIONERS/STAFF COMMENTS

Wells alerted Commissioners that the Township received a notice of intent to plan from the City of Kentwood for a sub-area plan near the Division Avenue corridor as well as southeast 10 acres at Burton and Forest Hills as well as the southeast 5 acres of 44th and Walma not within Caledonia boundaries.

Wells alerted Commissioners about the archival mail materials placed on the Commissioners' spots from the Township Hall mailboxes and upcoming distribution of mail at upcoming meetings. Chairperson Curtis asked about a new/updated zoning book and Wells said they would provide him a revised one with the supplemental lighting ordinance added and a pagination issue is resolved/updated.

Next meeting is September 20th, 2021 since the September 6th, 2021 meeting is cancelled for the Labor Day holiday.

Commissioner Cutler will be absent at the upcoming meeting.

8. ADJOURNMENT

Motion by Bosscher

Second by Cutler to adjourn.

Voice Vote:

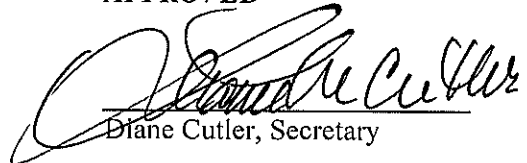
All Ayes.

Motion carried.

Meeting adjourned at 7:56pm.

CALEDONIA TOWNSHIP PLANNING COMMISSION

APPROVED



Diane Cutler, Secretary

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

Caledonia Township
Planning Commission Minutes
August 16, 2021