

CHARTER TOWNSHIP OF CALEDONIA

**PLANNING COMMISSION**

**APPROVED MINUTES of a meeting held on September 20, 2021**

A regular meeting of the Charter Township of Caledonia Planning Commission was held at 7:00 p.m. on Monday, September 20, 2021, at the Township Office, 8196 Broadmoor Ave. SE, Caledonia, Michigan.

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

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

**Members Present:** Doug Curtis, Stan Bosscher, Tim Bradshaw, Jodie Masefield, John Eberly, Carol VanLaan

**Members Absent:** Diane Cutler

**Staff Present:** Planner Lynee Wells, Assistant Ellie Koetsier

**Others Present:** Applicant, Twp. Residents, Greg Chandler (Sun & News)

**2. CONSIDERATION OF THE MEETING AGENDA**

Masefield 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. 08/16/2021

VanLaan made a motion to approve the 8/16/2021 Planning Commission minutes as presented/amended.

Bosscher seconded the motion.

Voice Vote: All ayes; Motion approved; Minutes were approved.

**5. INQUIRY OF CONFLICT OF INTEREST**

None declared.

6. NEW BUSINESS

a. **Public hearing and consideration for special land use for Joe Saladino for a home-based business in a detached accessory building for a food truck catering business. Parcel: 41-23-12-400-049 at 7419 Snow Avenue**

Discussion:

Wells referenced her memo and gave a brief summary.

Representatives Joe Hullinger, Hullinger Construction & Mike Saladino, Saladino Smoke answered some clarifying questions and had discussion with the Commissioners. Saladino has an existing food truck and they have all required permits from the County. Saladino needs the bathroom because he smokes ~~meets~~ meats through the night, and does not want to disrupt the family in the main house.

Public Hearing opened at 7:13pm by Chairperson Curtis.

Floor Open to Public Comments:

Gordon Newton (9505 76<sup>th</sup> Street) lives as the south neighbor and made comments regarding the Saladino business next door doing great work, he never has any issues with smoke smell or noise while they are working and they keep to themselves and are very clean

Public Hearing closed at 7:15pm by Chairperson Curtis.

Discussion was held between Commissioners and the applicant team regarding the following:

Brand new BBQ truck, pits, with FDFU rating certification license with Kent County Health Department

Smoking takes place overnight from 5pm to 7am

Smoker will continue to be placed outside of the building

Pole barn/storage will house mobile food truck/trailer and equipment inside

Laundry requested use will be for cleaning event linens; tablecloths, rags, aprons, etc.

Garbage will be disposed of via onsite rolling residential can(s)

All meat is smoked and used for events where leftovers are left with renting client

Smoking process and quantity are like that of a charcoal grill

Vegetation screening (natural + new) between property neighbors - evergreens

Half bathroom requested use is seen as a necessity versus convenience to applicant (not a full bathroom)

No anticipated issues with flies/animals with trash disposal

Not having an anticipated plans/desire to have living space above storage area

90-day home based business cease to be added to any future transfer or sale of property

Voice Vote:

**Bossher made a motion to approve the special land use request at 7419 Snow Avenue with conditions based on the Township Planner's Report; conditions 1-7; modify 6 to include 90-day replacement for vegetation planted as reviewed with the Township Planner; add item 8 to include a deed restriction that will say that the accessory building will not be used for residential uses; add note about keeping the proposed bathroom shall remain as a ½ bath size only.**

**Second by Bradshaw**

Roll Call Vote: Y Curtis     Cutler Y Bossher Y Bradshaw Y Masefield Y Eberly  
Y VanLaan

Motion Carried.

**b. Public hearing and consideration for a rezoning for Westview Capital and Mike West of Allen Edwin Homes for a Conditional Rezoning from the Rural Residential district to the R-3 district (conditional) for a portion of parcels 41-23-07-300-047 and 41-23-07-300-022**

Discussion:

Wells referenced her memo and gave a brief summary.

Wells also referenced multiple public comments against this development.

Curtis to re-affirm that this is before the commissioners for a conditional rezone only so all comments and complaints brought up are heard but will not be addressed at this time.

Wells clarifies that the conditions presented are for rezone only and that site plan/site condo review to come later and is laid out in the applicants' request. Master deed & bylaws discussion would take place during the site plan/site condo review process however the applicant has submitted a proposed layout referenced in the conditional rezoning.

Curtis invited applicant, Mike West (Westview Capital/Allen Edwin), to come up and address questions/comments after the public hearing

Applicant presents their case:

None, confirmed that Wells summarized the request adequately.

Public Hearing opened at 7:37pm by Chairperson Curtis.

Floor Open to Public Comments:

Residents; Tammy Singleton (5140 N. Morgan Lane - against), Shawn Holzhei (7347 E. Morgan Lane - against), Bob Meduna (7563 E. Morgan Lane - against), Roger Singleton (5140 N. Morgan Lane - against), Sisina Dujakovic (5132 N. Morgan Lane - against), Ron Hulst (7420 E. Morgan Lane - against)

\*Please note the meeting recording for more details on the public comments\*

Public Hearing closed at 7:58pm by Chairperson Curtis.

Discussion was held between Commissioners and the applicant team regarding the following:

Voluntary restriction of conditions provided by applicant - Township can only respond

Clarification that related site plan discussion to happen after site plan review submittal, but lot count and area of lots is per the submitted layout concept

Question and answer of bylaw enforcement is private issue with Allen Edwin/association

Clarify that this would be a recommendation to the Township Board for approval

Sites are site build only, no duplex/townhomes or manufactured homes/mobile homes

Consistent with Master Plan of that land area

Potential change of water/sewer district boundaries would affect buildability of land,

Township Board has final say on rezoning and water/sewer district boundaries.

Construction traffic driving on the private road & its subsequent maintenance, applicant offered a new condition to restrict construction traffic to Bramling only

Sidewalk connection issue to be completed/connected between phases (developer paid)

Voice Vote:

Masefield made a motion to recommend to the Board for approval of the request of the conditional rezoning from R-R to R-3 for Morgan Woods West (7300 Patterson) with conditions stated 1-5(add item 6 per applicant to state that construction traffic restricted to drive on Bramling & 76<sup>th</sup> only).

Second by Curtis

**Discussion: Bradshaw & VanLaan stated they will most likely vote no due to sloppiness/lack of confidence in applicant to enforce bylaws and property maintenance issues.**

Roll Call Vote: Y Curtis     Cutler Y Bosscher N Bradshaw Y Masefield Y Eberly  
N VanLaan

Motion Carried.

**c. Discussion about design standards for attached residential**

Discussion:

Wells makes summary/recommendation for adding additional standards for residential, specifically townhomes. Wanting to look at all four (4) sides of the building and the outside finishes. Discussion between Commissioners covered if the finished portion be on all four (4) sides of the building. Curtis asked if they want the “all-brick” look for every building and Commissioners discussed mixed feelings on the look being too similar between buildings that dates the age of building(s) and that it is tricky to maintain brick longevity long-term. The angle of the homes/buildings might affect the visual appeal due to its placement on the parcel and view of adjacent neighbors. The consensus was that all finished side of buildings being durable material on all four (4) sides was desirable.

7. **UNFINISHED BUSINESS**

None.

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

None.

9. **COMMISSIONERS COMMENTS**

Bradshaw stated it was great to see everyone in person again.

Curtis had a question/complaint about the AutoZone window covering signage/stickers and Wells said she hasn’t received any complaints and she would discuss with the Zoning Administrator.

Wells had a question about an upcoming meeting date of November 1<sup>st</sup>, 2021 that was previously cancelled due to the date being close to the busy election date last year (2020). After review and consideration, the Planning Commission determined that a November 1<sup>st</sup> meeting was necessary and would be scheduled/noticed.

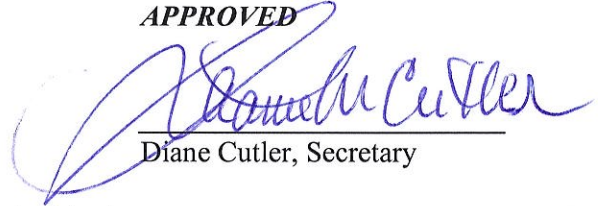
The next meeting date is scheduled for Monday, October 4<sup>th</sup>, 2021.

**8. ADJOURNMENT**

Motion by Bradshaw  
Second by VanLaan to adjourn.  
Voice Vote: Motion carried.  
Meeting adjourned at 8:54pm.

CALEDONIA TOWNSHIP PLANNING COMMISSION

***APPROVED***



Diane Cutler, Secretary

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