

CHARTER TOWNSHIP OF CALEDONIA

PLANNING COMMISSION

APPROVED MINUTES of a meeting held on October 4, 2021

A regular meeting of the Charter Township of Caledonia Planning Commission
was held at 7:00 p.m. on
Monday, October 4, 2021,
at the Township Office, 8196 Broadmoor Ave. SE, Caledonia, Michigan.

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

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

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

Members Absent: Doug Curtis

Staff Present: Planner Lynee Wells, Assistant Ellie Koetsier

Others Present: Applicants, James Gemmell (Sun & News)

2. **CONSIDERATION OF THE MEETING AGENDA**

VanLaan made a motion to approve the meeting agenda for the night of October 4, 2021.

Cutler 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. 09/20/2021

Bosscher made a motion to approve the 9/20/2021 Planning Commission minutes as mentioned with corrections to include correcting the spelling of the word “meets” to read as “meats” and a suggestion for the voice vote formatting to be updated in future minutes for clarity and less confusion.

Eberly 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 of a rezoning, 8941 Kraft Avenue, parcel 41-23-19-400-036 for Sherwood Custom Homes, Applicant: North Coast Investments, LLC, Jeff Sherwood

Discussion:

Wells referenced her memo and gave a brief summary.

Public Hearing opened at 7:06pm by Vice Chairperson Masefield.

Floor Open to Public Comments:

None.

Public Hearing closed at 7:07pm by Vice Chairperson Masefield.

Applicant presents their case:

Scott VanGrouw, North Coast Investments introduced himself and asked that the applicant's name be changed from North Coast Custom Homes, LLC to North Coast Investments, LLC. His partner is Jeff Sherwood, North Coast Custom Homes. He confirmed that Wells summarized the request adequately and emphasized that this is a development with higher-end homes with brick as stated to maintain what is wanted in Caledonia so it looks very professional.

VanLaan asked for clarification if there are 2 acres lot parcels required, but Wells clarified that this is just for a rezone of the entire parcel so lot sizes will be discussed when applicant submits for site plan review and not the entire concept layout design. Wells explained that in R-2, without public sewer, there is a 1 acre minimum and 150 feet in width. If you have public sewer, then the lot area is 0.5 acre.

Voice Vote:

Bossher made a motion to approve the rezoning of 8941 Kraft Avenue from AG/agricultural to R-2 without conditions for submittal and recommend final approval to the Township Board.

Second by Bradshaw

Roll Call Vote:	CURTIS:	Absent	EBERLY:	Aye
	CUTLER:	Aye	MASEFIELD:	Aye
	BOSSCHER:	Aye	VANLAAN:	Aye
	BRADSHAW:	Aye		

Motion Carried.

b. Public hearing and consideration of a special land use for an accessory building in the front yard, 8650 Keiser St. SE, parcel 41-23-11-226-005 for Rob Rex.

Discussion:

Wells referenced her memo and gave a brief summary.

Applicant presents their case:
None.

Public Hearing opened at 7:20pm by Vice Chairperson Masefield.

Floor Open to Public Comments:
None.

Public Hearing closed at 7:21pm by Vice Chairperson Masefield.

Discussion was held between Commissioners and the applicant, Rob Rex, regarding the following:

- Flat roof to match on house/dwelling and accessory building for cohesive look but the applicant shared that the architect won't draw anything yet until this is approved.
- Architectural standards presented don't apply to single-family homes, like this project.
- Will neighbors be OK with only 13' between accessory building and their property line and applicant explained that he is in the process of purchasing the two closest lots.
- Lot ownership of other land around the parcel in question with Rex confirming ownership or proposed ownership of lot #s 65 and 66 with a signed purchase agreement(s) with "down the line" owners after deaths in lineage of landowner.
- Accessory building to change size from proposed 29.5' x 20' to a 24.5' x 24'.
- Access of lot where the future home is to be built to be used through the 20' easement shown on the documentation as the driveway.
- Clarification on what the actual front of house is due to lakefront property designation and where the front of the property is actually located due to the unique nature of the lot.
- Wanted to see front setback at 30'.
- Accessory building is different than the attached garage proposed to be built onto future building plans instead of attaching the accessory building to the proposed home.
- Applicant needs more room for toy storage – lake life and kid's items.
- Confirmation that this lot/parcel will be assessed for sewer and therefore will be connected.

Voice Vote:

Bosscher made a motion to approve special land use for the accessory building location at 8650 Keiser Street conditional of Township Planner's comments 1-6, 7, and with item 5 to be reviewed by the Township Planner.

Second by Eberly

Roll Call Vote:	CURTIS:	Absent	EBERLY:	Aye
	CUTLER:	Aye	MASEFIELD:	Aye
	BOSSCHER:	Aye	VANLAAN:	Aye
	BRADSHAW:	Aye		

Motion Carried.

7. **UNFINISHED BUSINESS**

- A. Discussion about design standards for attached residential
- i. Brick
 - ii. All sides of building

Discussion:

Wells makes summary/recommendation for adding additional standards for multi-family residential, specifically to note that townhouses are included as well as duplexes. She took comments from Commissioners from the last meeting and had the ordinance updated to reflect comments and some research regarding this topic.

Important to clarify that the architecture/façade to wrap to all sides not just on public/private road. Adding clarification for signage placed in display windows – want to keep those free of signage due to transparency requirement for safety.

Brick materials allowed in R-3 (and R-4) zoning district(s) so entire “corridor” won’t be solid brick moving forward.

Concern about cost and cost-effectiveness for siding/outside of buildings is required to be brick/masonry.

Discussion was had about wanting a square footage cost and/or more flexibility in materials options for developers and builders in the future.

The cost of brick all the way around would eventually be passed along to someone else to pay.

Commissioners agreed they want aesthetics/look and longevity of the masonry to last a long time, but are not ready to require brick, but are in favor of durable materials on all four sides.

Wells said this can go to a public hearing for outsider input at next PC meeting, November 1st, 2021

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

None.

9. **COMMISSIONERS COMMENTS**

Cutler noted that Superior Asphalt trucks have been up and down the street so she is assuming that 68th Street is being repaved soon and that many local 68th Street residents will be grateful for the repaving.

Wells to alert the Commissioners the new ordinance pages were included in packets that need to be exchanged with old pages for future reference; pagination fixed; lighting map included.

The next meeting date is scheduled for Monday, November 1st, 2021.

8. **ADJOURNMENT**

Motion by Bradshaw


Second by VanLaan to adjourn.

Voice Vote: Motion carried.

Meeting adjourned at 8:07pm.

CALEDONIA TOWNSHIP PLANNING COMMISSION

APPROVED


Diane Cutler, Secretary

Respectfully Submitted,
Ellie Koetsier, Building/Planning/Zoning Administrative Assistant
Caledonia Township
Planning Commission Minutes
October 4, 2021