

CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
MINUTES of a meeting held on November 1, 2021

A regular meeting of the Charter Township of Caledonia Planning Commission
was held at 7:00 p.m. on
Monday, November 1, 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, Diane Cutler, Stan Bosscher, Tim Bradshaw, Jodie Masefield, John Eberly, Carol VanLaan

Members Absent:

Staff Present: Planner Lynee Wells, Assistant Ellie Koetsier

Others Present: Applicants, Twp. Residents, Greg Chandler, Sun & News

2. **CONSIDERATION OF THE MEETING AGENDA**

VanLaan made a motion to amend the agenda to swap items B and C.

Eberly 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. 10/04/2021

Bosscher made a motion to approve the 10/04/2021 Planning Commission minutes as presented.

Cutler seconded the motion.

Voice Vote: Motion approved; Minutes were approved.

5. **INQUIRY OF CONFLICT OF INTEREST**

None declared.

6. NEW BUSINESS

a. Public hearing and consideration for the application of Mark Pung (agent Exxel Engineering) to rezone 7528 Patterson from the RR district to the R3 district, Parcel number 41-23-07-300-044 containing approximately 28.37 acres of land.

Wells summarized her memo (West of Morgan Woods West Phase 2).

Applicant presents their case:

Exxel agent said Wells summarized request correct, the current property is farmed.

Public Hearing opened at 7:06pm by Chairperson Curtis.

Floor Open to Public Comments:

None.

Public Hearing closed at 7:07pm by Chairperson Curtis.

Discussion:

Chairperson Curtis asked how much of the land is wetland and applicant responded with approximately 9.3 acres.

Masefield stated this matched master plan and is a cut and dry request.

Voice Vote:

Masefield made a motion to approve the request without conditions to the Township Board to change the existing zone to R3 district.

Second by Bosscher

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

Motion Carried.

b. Public hearing and consideration of a text amendment to section 3.59 of the Zoning Ordinance for architectural standards.

Wells summarized clarifications/outlined the updates shown in presented zoning ordinance text amendment. She clarified that this is for all four (4) sides of the building.

Public Hearing opened at 7:12pm by Chairperson Curtis.

Floor Open to Public Comments:

None.

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

Discussion:

Discussion was held between Commissioners regarding the following:

Eberly had questions and wanted more discussion on materials.

Concern regarding too much pressure/burden on residents.

Strikethroughs and underlined changes were kept to keep Commissioners updated on what changed and what was adjusted.

Bradshaw wanted to confirm that R3 applies all the time under text amendment

Should “don’t use” materials be added and Commissioners decided against that

Curtis wants administrative amendment for Township Planner and Planning Commissioners not the Zoning Administrator.

Eberly stated interest in getting outside feedback on new ordinance from local architects (who this text amendment will directly affect). Masefield confirmed that this has already happened, that this is just a refinement of the existing ordinance.

Masefield curious about “tabling” process and timing.

Voice Vote:

Curtis made a motion to approve the request without conditions as noted to recommend to the Township Board.

Second by VanLaan

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

Motion Carried.

c. Public hearing and consideration regarding the application of Caledonia Public Schools for a publicly owned athletic complex in the R2 district, parcel number 41-23-30-400-019, at 9527 Kraft. Agent is Stantec and C2AE.

Wells summarized her memo. She explained that this is a special land use request that includes a site plan review. Wells also stated that she and the Township Engineer, Todd Boerman, have had multiple meetings with the applicant/engineer.

Applicant presents their case:

Diedrich Martin is Superintendent of Caledonia Community Schools came up with Tom McKercher of C2AE and Eric Cronk the landscape architect and they agreed with Wells' summary but also gave a brief overview of proposed project of the pool being owned by the school with shared school swim use and public pool usage. Multi-year programming with YMCA management. There are two (2) pools proposed; one (1) leisure pool, and one (1) competition pool. This project is hoping to be completed in 2024.

Public Hearing opened at 7:40pm by Chairperson Curtis.

Floor Open to Public Comments:

None.

Public Hearing closed at 7:41pm by Chairperson Curtis.

Discussion:

Discussion was held between Commissioners regarding the following:

Stormwater and pool chlorination drainage; what is the pool "dichlorination" process?

Environmental concerns of water system processing of pool water.

Discrepancies on design of the storm water system and future design standards.

More discussion needed with Township Engineer, Todd Boerman.

County Sanitarian provided preliminary approval.

Concern regarding the proposed crosswalk location and traffic volume.

Potential traffic study suggested and coordination with the Kent County Road Commission.

Parking lot size versus requirements that show proposed parking as too small/not enough.

Only 155 parking spots proposed and only accommodates automobiles not bus parking (currently would have to use drop-off lane and park off-site).

Landscape requirements aren't perfect, street trees on road disagree with what is proposed. Not enough trees are provided.

Soil borings are requested and should be submitted for review.

Hours of usage versus open hours and how to manage traffic.

Island size proposed is similar to the one at Cascade and 28th Street.

Only one dumpster enclosure is proposed so how will that be disposed of?

Cost cuts involved with the project have affected items of discussion.

Flow of property and future usage of area and surrounding areas is a concern, as well as sidewalks to connect to existing CalPlex.

Future pathways and unknown timeframe with supposed connection and its maintenance during winter months.

Concern regarding lighting and taking away night sky viewing location with lit-parking lot.

Commissioners asking for future layout/map of project areas and surrounding location.

Commissioners like the idea of this project for community but logistics need more working-out.

More information must be provided for site plan review for Commissioners to feel comfortable.

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Voice Vote:

Bosscher made a motion to approve the special land use request and table the site plan review for 9733 Kraft Avenue. Bosscher listed the concerns to be addressed in the Planning Commission discussion including connections, parking, lighting, landscaping, infrastructure, and traffic. Second by Bradshaw

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

Motion Carried.

7. UNFINISHED BUSINESS

a. Creating a zoning ordinance working group

Discussion:

Wells stated she and Lois (Zoning Administrator) noticed some tweaks and inconsistencies in the Zoning Ordinance. They are asking for two (2) Planning Commissioners to join a “work-group” for discussion of issues and how to update them. She suggested Commissioner VanLaan and Commissioner Eberly as group members and they agreed/showed interest.

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

None.

9. COMMISSIONERS COMMENTS

Lowell Township letter/correspondence sent to Caledonia regarding giving notice of an update to their Master Plan, as they are obligated to do.

Wells gave a brief outline of what is most likely on the agenda for the next meeting.

Next PC meeting is Monday, November 15th, 2021.

8. ADJOURNMENT

Motion by Bradshaw

Second by VanLaan to adjourn.

Voice Vote: Motion carried.

Meeting adjourned at 8:42pm.

CALEDONIA TOWNSHIP PLANNING COMMISSION

APPROVED

 Diane Cutler, Secretary

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