

BYRON TOWNSHIP PLANNING COMMISSION

June 20, 2005

MINUTES

CALL TO ORDER, ATTENDANCE & PRAYER

Chairman Seymour Gould called a regular meeting of the Byron Township Planning Commission to order at 7:00 p.m. on June 20, 2005, at the Byron Township Offices, 8085 Byron Center Avenue, SW Byron Center, Michigan 49315.

Commission members present were: Seymour Gould, Bernie Schuitema, Jeff Gritter, Carroll Elenbaas, Dutch Zeinstra, Tim Slot, and John Stone. Also present were Township Planner Larry Nix, Township Building Inspector Randy Zomerlei and Recording Secretary LaVonne Kuiper.

Prayer was offered by Mr. Tim Slot

APPROVAL OF MINUTES

A motion was made by Schuitema supported by Gritter that the minutes of the May 16, 2005 meeting be approved as written.

Yes - 7. No - 0. Motion Carried.

A motion was made by Schuitema supported by Gritter that the minutes of the special work session held on May 23, 2005 be approved as written.

Yes - 7. No - 0. Motion Carried.

The building inspectors report was received and placed on file.

SITE PLANS

A motion was made by Slot supported by Stone that the following site plans be approved as per the Township Planners conditions:

Site Plan 05-10: Brink Wood Products

1. The engineer letter dated June 7, 2005 requiring Kent County Drain Commission review and action. A sketch requested to understand the interrelationship between his current operation and the proposed road.

Site Plan 03-10b: Hearty Fresh

1. Subject to engineer review and approval of the storm water system.

Yes - 7. No - 0. Motion Carried.

To Set Public Hearing – Everkept – 6192 Clyde Park Ave. SW a request to include the following properties in the rezoning request: 6158 Clyde Park Ave. SW, 6204 Clyde Park Ave. SW & 6240 Clyde Park Ave. SW from R-S Suburban Residential to D-1 Industrial. (The original request for 6192 Clyde Park Ave. SW was tabled at the regular Planning Commission meeting on April 18, 2005)

An application for a rezoning request from Everkept for the additional properties to be included in rezoning request was reviewed.

A motion was made by Zeinstra supported by Elenbaas to set a public hearing for the next regular meeting to be held on July 19, 2005.

Yes - 7. No - 0. Motion Carried.

To Set Public Hearing – Trinity Design (Saint Mary’s Health Care) – for the final PUD Site Development approval for the property located at 2369 – 64th St. SW

An application for the final PUD Site Development plan from Trinity Design for the property located at 2369 – 64th St. was reviewed.

A motion was made by Schuitema supported by Slot to set a public hearing for the next regular meeting to be held on July 18, 2005.

Yes - 7. No - 0. Motion Carried.

Public Hearing – Proposed Zoning Ordinance Amendment for Condominiums & Private Streets

Chairman Gould explained that there was to be a public hearing on this issue tonight but due to a mix up with the Advance Newspaper it did not get published twice. He apologized to the public if anyone was present to comment at this public hearing.

Chairman Gould stated that the public hearing will be held on July 18, 2005.

Carlisle Crossings (DeKleine Builders) – rezoning request for property located at 1162 – 76th St. SW and 1280 – 76th St. SW from D-1 Industrial to MFR PUD Multi Family Residential Planned Unit Development. (tabled at the January 17, 2005 meeting)

A motion was made by Schuitema supported by Elenbaas to remove this request from the table for discussion.

Yes - 7. No - 0. Motion Carried.

Chairman Gould reminded the public that the public hearing was held last month. Don DeGroot from Exxel was present and commented that he took the comments that were made at the last meeting into consideration and have resubmitted a plan reflecting changes. Some of the concerns that were brought up were the need of an emergency exit, the traffic movement on 76th involving the boulevard area with the parallel parking, and relocation of the bike path. Mr. DeGroot explained he has amended the plan to add one access drive in the northwest corner of the property. Regarding the parallel parking spaces, two of those spaces have been eliminated from the entry drive, the landscaped median has been lengthened and the two parking spaces have been added to the end of building T22. The Kent Trails presently runs along the property on the western and southern border, connecting Douglas Walker Park to 76th St. and to the main Kent Trails to the west. He stated they propose to abandon the southerly portion of the 8 ft. wide paved pedestrian trail and reposition the trail through the development.

Mr. Nix reviewed his updated memorandum dated June 9, 2005 a copy of which is attached and made part of these minutes.

Items discussed by the commission members were the possible changes to be made to the bike path, the elimination of two parking spaces from the entry drive, the addition of an access drive in the northwest corner of the property which should be used as a full service drive not just an emergency entrance that is gated.

Chairman Gould again reminded the public that the public hearing was held previously but will give the public an opportunity to ask questions and make comments.

Art McDonald – 8760 Burlingame Ave. SW was wondering if the bike path could be left the way it is.

Chairman Gould responded by saying the Kent County Parks Department is in charge of the bike path. We have to do what they recommend.

Susan Panik – 7440 Navajo Valley also commented she would like to see the bike trail the same. It looks like it is safer the way it is. She stated that there will be a lot of traffic movement in that area.

David Wilson – 7444 Navajo Valley stated 76th St. having two lanes is busy now, if they plan to make 76th four lanes it will really be busy. Also wondering about lighting there are a lot of cars coming and going.

Grady Jones – 7460 Navajo Valley asked for the approximate completion date of the project.

Mr. DeKleine responded to Mr. Grady that they estimate 7 years before completion.

Mr. Larson – 7487 Navajo Valley commented that the sewer issue was a problem and now all of a sudden it is no concern.

Chairman Gould stated that this project is not connected to the Goose Creek Sanitary sewer system and reminded the public this is for the rezoning request only at this time.

After some additional discussion a motion was made by Schuitema supported by Slot to recommend approval to the Township Board the rezoning request for Carlisle Crossings from D-1 to MFR PUD Multi Family Residential Planned Unit Development with the condition that a suitable resolution of the Kent County bike path through the property coordinate with Kent County.

Yes - 7. No - 0. Absent - 0. Motion carried.

Maclind Development, LLC - request for rezoning property located at 6922 Burlingame Ave. SW, 7330 Burlingame Ave. SW, 1515 – 76th St. SW, and 7410 Burlingame Ave. SW to rezone the subject property from R-S Suburban Residential to R-S PUD Suburban Residential Planned Unit Development. (tabled at the January 17, 2005 meeting).

A motion was made by Slot supported by Gritter to remove this request from the table for discussion.

Yes - 7. No - 0. Motion Carried.

Chairman Gould reminded the public that the public hearing was held in January.

Travis Underhill from Latitude Engineering was present and thanked the Planning Commission for moving this request up a month. Travis commented Providence Landing which was to have 82 single family detached condos and located directly to the south of Byron Hills Condo development has been removed from the plan. Providence Lake is still a go and will have 155 single family homes with the lake. There will be public roads throughout the development and the entrances to the development will coordinate with Kent County Road Commission, the Arlington Park development located directly across Burlingame Ave. and with 72nd St.

Mr. Nix reviewed his memorandum dated June 9, 2005 of which a copy is attached and made part of these minutes. Mr. Nix explained that this application was tabled at the January 17th meeting of the Planning Commission due to concerns with the capacity of the Goose Creek sanitary sewer. It appears that a short term solution to the sewer issue is currently being implemented and it is appropriate to review this proposal again.

Items discussed by the commission members were lot sizes including lot 1 which does not comply with Section 8.3 (1) of the Subdivision Ordinance, which requires lots to be

at least 125 feet in depth at any point, the open and green space, the bark path located on the north side of the development, size of width of the walking path, and mining operation and permits needed for the proposed lake.

Chairman Gould then invited the public who had any comments or questions to speak at this time.

Rich Jeltema – 1470 Bogey a resident of Byron Hills Condos was concerned about the capacity of the sanitary sewer. Was something done?

Mr. Nix stated that a flow meter has been installed on the Goose Creek sanitary sewer and the results indicate a flow of approximately 60%.

Margaret Larabel – 7023 Baltic shared concern about making the road more usable. Are there any plans to make the Burlingame wider?

Travis responded by saying that he is dealing with the Kent County Road Commission. Both developments will provide lanes for turning, and yes they do plan to widen Burlingame Ave. to four lanes.

Gene Van Stedum – 1490 Bogey enjoys walking along Burlingame Ave. It's really not safe at this point.

Chairman Gould stated that lot 1 is an issue as it does not meet the standard of Section 8.3 (1) of the Subdivision Ordinance. The lot will have to be reconfigured.

Slot asked if the Township had control over the mining operation.

It was stated there will be another public hearing dealing with the mining operation for the public input and information.

Gritter voiced his concern on the 6' asphalt bike/walking path. He would like to see it be a minimum of 8' (10' preferred) and the bark path be eliminated completely. It runs behind the homes and back yards are private to many people. A path like this would invite those who really don't belong there.

Stone commented that this will be a very nice looking development.

After some additional discussion a motion was made by Gritter supported by Elenbaas to recommend approval from the Township Board this rezoning request for Maclind Development with the conditions that the bark path be removed, the walking/bike path be a minimum of 10' wide and lot 1 be adjusted has needed.

Yes - 7. No - 0. Motion Carried.

Public Hearing - Carlisle United Methodist Church – request to rezone property located at 1110 – 76th St. SW from D-1 Industrial to R-S Suburban Residential.

Chairman Gould stepped down to conflict of interest.

Vice-Chairman Zeinstra declared the public hearing open for Carlisle United Methodist Church. Bernie Schuitema read the public notice and affirmed that the notice was published twice in the South Advance and mailed to all property owners within 300' of the proposed site.

Gary Zinger was present to explain this request on behalf of the church. He commented they would like this piece of property rezoning to be the same as the church. Possibly for future expansion.

Mr. Nix reviewed his memorandum dated June 10, 2005 of which a copy is attached and made part of these minutes. Mr. Nix stated this property is located on 76th St. west of Clyde Park Ave. along the south side of the road directly west of the existing church facility. It is currently zoned D-1 Industrial and they are requesting to rezone to R-S Suburban Residential. The rezoning of the property to R-S would not create land uses inconsistent with the surrounding area. Consideration should be made on any public comments.

Chairman Gould opened the hearing to the public.

Sue Kaechele – 2030 - 76th St. SW - asked if their were any plans to maybe in the future build a new church elsewhere and then sell their property to a developer.

Sandra Larson – 7487 Navajo Valley asked just where this property is located from the church.

No further public comments were made.

Chairman Gould declared the public hearing closed.

Gary Zinger was asked how big the property is. He responded by saying it is 18,000 sq ft., less than an acre.

After some discussion a motion was made by Stone supported by Slot to recommend to the Township Board approval of this rezoning.

Yes - 6. No - 0. Motion Carried.

Chairman Gould resumed his position as Chairman.

Miscellaneous

- Report on ordinance change in regards to reader board signage, billboards and the size of dog houses and play houses.
Mr. Nix handed out some information to the Planning Commission regarding reader board signage, billboards and suggested sizes for dog houses and play houses. Mr. Nix asked the commission members to read the material and it will be discussed at the next meeting and a possible public hearing at the August meeting.
- Green Space (in the D-1 Industrial zoning)
Mr. Nix will address this issue next month.
- The Court House
Mr. Nix stated he met with a representative from the Court House and will adjust the existing lighting hoping this corrects the problem.
- M & K Truck
Mr. Nix stated that M & K has adjusting their lighting and it is not glaring into your eyes when coming down the road. Mr. Nix suggested that the commission members drive out to the site and see if it is an improvement.
- Master Plan
Public input meeting will be held on Thursday evening June 23, 2005. A total of 1500 letters were sent out including business owners who are not residents of Byron Township. Hopefully they will get some good public input.

Public Comments

** Gene Van Stedum – 1490 Bogey stated that it is nice to have 68th St. open but when will it be finished. He also was wondering who he would talk to about getting a different sign for his condo development. He was told to contact Larry Nix for any changes to the PUD. He also commented on address's posted on building doors.

**Sue Kaechele – 2030 - 76th St. SW thanked the Planning Commission for the opportunity to make comments and here peoples concerns.

** Art McDonald – 8760 Burlingame Ave made comments about the Byron Bank sign located in the development across the street from his home.

Adjournment

A motion was made by Stone supported by Gritter that the meeting be adjourned.
Yes - 7. No - 0. Absent - 0. Motion Carried

Bernie Schuitema
Planning Commission Secretary