

BYRON TOWNSHIP PLANNING COMMISSION
December 16, 2002

MINUTES

CALL TO ORDER, ATTENDANCE & PRAYER

Vice Chairman Dutch Zeinstra called a regular meeting of the Byron Township Planning Commission to order at 7:00 p.m. on December 16, 2002, at the Byron Township Offices, 8085 Byron Center Avenue, SW Byron Center, Michigan 49315.

Commission members present were: Bernie Schuitema, Jeff Gritter, Dutch Zeinstra, John Stone, Tim Slot and Maynard Van Singel. Seymour Gould was absent. Also present were Township Planner Larry Nix, Building Inspector Randy Zomerlei and Township Attorney H. James Telman.

Prayer was offered by Mr. Schuitema

APPROVAL OF MINUTES

A motion was made by Mr. Schuitema, supported by Mr. Gritter, that the minutes of the November 18, 2002, regular meeting be approved as corrected. Yes - 6. No - 0. Absent - 1. Motion Carried.

The building inspectors report was received and placed on file.

SITE PLANS

A motion was made by Mr. Slot, supported by Mr. Schuitema, that the following site plans be approved as per the Township Planner recommendation in a Memorandum dated December 12, 2002, of which a copy is hereby attached and made part of these minutes.

Site Plan 02-14: State Spring Service: - (7349 S. Division) with the condition that a letter of credit be established with the Township Clerk in an amount equivalent to the cost of preparing and paving the parking area.

Site Plan 02-15: Byron Township: - (Byron Township Library) with no conditions.
Yes - 6. No - 0. Absent - 1. Motion Carried.

WATERSEDGE DEVELOPMENT PUD PRELIMINARY PLAT PHASE 2 -

Planner Nix explained the application is for the second phase of the project and the entire Watersedge project consists of 31 acres and 70 lots. Located north of 72nd Street and west of Burlingame Avenue, this development will be next to a gravel extraction pond to the north and several single family homes to the south and adjacent to the Byron Lakes Estates condo project to the east. He noted this is the last phase of the project. Comments of the Township Engineer were also presented and both the planner and engineer reports are attached and made part of these minutes.

A motion was made by Mr. Stone, supported by Mr. Van Singel, to approve the preliminary plat for phase 2 with the following conditions:

1. The existing house at the corner of 72nd Street and Osprey Avenue is part of the approved PUD but has not been included in the plat. The developer will be responsible for the sidewalk on both frontages as well as the sidewalk on the east side of Osprey Avenue north of 72nd Street.
2. Engineer comments expressed in the review need to be addressed prior to Township Board action.

Yes - 6. No - 0. Absent - 1. Motion Carried.

PUBLIC HEARING ON FINAL PUD AND SITE DEVELOPMENT PLAN FOR SUDHIR MODI FOR HOTEL/RESTARUANT ON CLAY AVENUE NORTH OF 68TH STREET.

Vice Chairman Zeinstra declared the public hearing open for the Hotel/Restaurant. Bernie Schuitema read the public notice and affirmed that the notice had been published once in the South Advance Newspaper and mailed to all property owners within 300 feet of the proposed site.

Mr. Rob Berens of Excel Engineering was present to explain the details of the site plan.

Mr. Nix reviewed his memorandum dated December 12, 2002 and the Engineer comments dated December 4, 2002, of which a copy is attached and made part of these minutes.

Chairman Zeinstra opened the hearing to the public. There were no public comments.

Chairman Zeinstra declared the public hearing closed.

Planners discussed few changes to the building including the height of 60' and the reduction of the number of rooms from 82 to 79. All commented the changes were positive.

A motion was made by Mr. Slot, supported by Mr. Stone to approve the Final Site Development Plan as presented in the plans prepared by Exxel Engineering dated November 12, 2002, Design Scapes dated November 11, 2002 and Architectural Group III dated October 25, 2002. Yes - 6. No - 0. Absent - 1. Motion Carried.

MISCELLANEOUS

Rob Berens of Exxel Engineering discussed potential land divisions for the Pfeiffer Farm property. The Planning Commission thought the divisions were reasonable given the potential user of Holland Home on the northern parcel. All expressed the desire to see a rezoning application for the January meeting to set a February public hearing.

Planner Nix discussed the need to hold as needed workshop meetings with the Commission to discuss planning items and future plans. All expressed their support for this idea.

The Byron Hills golf course was discussed including the existing zoning, the extension of 68th Street, adjacent zoning, improvements to M-6, development trends and the potential of changing the existing zoning from RR to RU. A motion was made by Mr. Van Singel and supported by Mr. Slot to set a public hearing for the January 2003 meeting for rezoning the Byron Hills golf course from RR to RU. Yes - 6. No - 0. Absent - 1. Motion Carried.

ADJOURNMENT

A motion was made by Mr. Schuitema, supported by Mr. Gritter that the meeting be adjourned. Yes - 6. No - 0. Absent - 1. Motion Carried.

Bernie Schuitema
Planning Commission Secretary