

BYRON TOWNSHIP PLANNING COMMISSION
January 20, 2003

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 January 20, 2003, at the Byron Township Offices, 8085 Byron Center Avenue, SW Byron Center, Michigan 49315.

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

Prayer was offered by Mr. Zeinstra.

APPROVAL OF MINUTES

A motion was made by Mr. Schuitema, supported by Mr. Gritter, that the minutes of the December 16, 2002, regular meeting be approved as corrected. Yes - 6. No - 0. Abstained - 1. Motion Carried. Seymour Gould abstained due to absence from the Dec 16, 2002 meeting.

The building inspectors report was received and placed on file.

SITE PLANS

No Site plans were submitted for consideration.

Set Public Hearing

No Public Hearings to be set.

PUBLIC HEARING on a request for a rezoning change for the Byron Hills Golf Course from R-R Rural Residential to R-U Urban Residential for property located at approximately 7330 Burlingame Ave. SW, submitted by the Byron Township Planning Commission.

Chairman Gould declared the public hearing open for the Byron Hill Golf Course. 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. Larry Nix the Township Planner was present to represent the Planning Commission on this request. Mr. Nix stated that the property subject to this request consists of 5 tax parcels totaling approximately 156 acres of land. At the present time the 27 hole golf course is zoned R-R Rural Residential. This district permits a variety of agricultural uses and one family residence. Specific uses that are permitted now include indoor horse arenas, farms, poultry farms, greenhouses and

nurseries, landscape firms, animal hospital and a golf course as a special use. The Commission wants to establish the desired zoning for the golf course if it were to be developed. They have determined the R-U Urban Residential zoning district is the desired zoning since public sewer and water is available. Uses permitted include single family homes and duplex homes facing a major street. Burlingame Ave. is not a major street, so duplex units would not be allowed. We are not promoting this at all. We would love to see it stay as a golf course. But things change, and not always to our liking. The golf course is privately owned, and we are looking at what is best for the surrounding area. We are trying to give a strong message to the community, that if it does not remain a golf course, we as the Township want to see single family homes only. His memorandum is attached and made part of these minutes.

Chairman Gould opened the hearing to the public for comments.

Mrs. Perrin - 1488 Dexter – questioned if there is a sale pending, and if the course is sold, it could only be used as residential $\frac{3}{4}$ acre lots.

Chairman Gould responded by saying that there is nothing official at this time.

Darlene Linsley - 1758 - 72nd St. SW is very concerned about all of this. She stated that they just ran city water & sewer, the property owners had to pay for it now will the developer pay for water & sewer? What about the storm water? The west nine is higher than our property, where is the ground water going to go? Another concern is added traffic. It seems like things do not get completed, like for instance the reflectors that go along side the road have not been replaced.

Joel Brower - 1910 - 72nd St. SW stated that he really did not understand this. He was wondering if this rezoning was initiated by the Township and not by a developer. He also questioned if the property could remain the same zoning.

Chairman Gould responded by saying yes, it is the Township seeking this rezoning, and yes it can remain zoned as it is presently zoned.

Todd Foster - 1840 - 72nd St. SW asked the commission members if they were aware that there have been survey stakes placed near their property and if the Township ordered this survey done.

Chairman Gould again responded by saying that they had no knowledge of a survey for the area.

Gene Van Stedum - 1490 Bogey St. asked if this rezoning does not allow condos or apartments. He also stated that he paid an extra \$5000.00 to be on the golf course. The traffic on Burlingame is a big factor also.

Tom Wiersma - 1836 - 72nd St. SW mentioned that the water and sewer is a concern, and he wanted to be reassured that if this was rezoned as R-U that it would be for single family development only.

Ruth Theule - 1510 Bogey St. - asked if there was anything they could do to keep the property a golf course. She stated that they also paid a premium to live on the golf course.

Mary Foster - 1840 - 72nd St. SW - stated that if this housing project comes in, her property has no value. She asked if her property taxes would go down. She also asked why change the zoning now?

Jeffrey Thurow - 1871 - 72nd St. SW - asked what the difference was between R-U and R-U PUD.

Mrs Horst - 7522 Burlingame stated that they do not have sewer now and when will it be available? Also she was wondering if the Woodchip Campground has any say in what this is zoned.

Rob Linsley - 1758 - 72th St SW asked if any one has approached the Township about developing the golf course.

Chairman Gould responded by saying that there is no official application at this time.

Jeff Adams - 1495 - 76th St. SW was wondering how many homes could they build if it is rezoned R-U. He also has a concern about how the school system could handle this potential growth in enrollment.

No further public comments were made.

Chairman Gould declared the public hearing closed.

Mr. Schuitema responded to Mrs Linsley concerns by saying that the reflectors that are not replaced yet, are the responsibility of the Kent County Road Commission. The ground water concern will of course be addressed when and if this property is ever developed. In regards to the connection to the water and sewer, of course the developer would have to pay to hook-up.

Chairman Gould stated that they are very concerned about the future of the parcel. If development were to occur on the property, it was desired to encourage single family homes.

Mr. Zeinstra stated that we are just trying to do something that is right and forward thinking.

After much discussion a motion was made by Schuitema, supported by Van Singel, to recommend approval to the Township Board to rezone the subject parcels from R-R Rural Residential to R-U Urban Residential as per the Township Planner's comments.

Roll call vote: Van Singel - yes. Stone - yes. Zeinstra - yes. Slot - yes. Gritter - yes. Schuitema - yes. Gould - yes. Motion Carried.

Miscellaneous

Election of Officers

A motion was made by Van Singel, supported by Slot, to renew the officers for a 1 year term.
Yes - 7. No - 0. Motion carried.

Chairman ----- Seymour Gould
Vice Chairman--- Dutch Zeinstra
Secretary ----- Bernie Schuitema

Pfeiffer Farms / Holland Home

Mr. Nix commented that Exxel Engineering submitted a late application to consider the rezoning of the Pfeiffer Farms PUD. It is there desire to set a public hearing for the February meeting.

Mr. Stalsonburg from Exxel Engineering was present to speak to the commission members and get input from them regarding the Holland Home/Hospice project.

Doug Stalsonburg had no plans to show the commission members. After realizing that there were many unanswered questions, it was decided to have a meeting on Wednesday, January 22, 2003 at 8:30am with Mr. Stalsonburg and the Township Planner Larry Nix. It was also decided to have at that meeting the President of the Holland Home, the Chairman of the Holland Home board, and selected Commission members.

After some discussion a motion was made by Stone, supported by Schuitema to set a Public Hearing for the next regular scheduled meeting for the revision of the Pfeiffer Farms PUD with the stipulation that the applicant representative has the sufficient information and details available at the January 22, 2003 meeting. Yes - 7. No - 0. Motion Carried.

Property at southwest corner of 64th & Byron Center Ave.

Mr. Nix stated that he received a call from Mr. Boverhof, the owner of the property stating that due to illness he could not attend tonights meeting. He said he would return at a later date to discuss the future of the parcel. No action needed at this time.

Summary of 2002 Commission Actions

Mr. Nix stated that this report is for information only. The Commission members did suggest sending this report to the Township Board, of which a copy is attached and made part of these minutes.

Township Improvements, past & projected

Mr. Larry Silvernail was present to comments about the various improvements made and those expected to be made in the upcoming years for Byron Township. The information provided by Mr. Silvernail will assist us in reviewing development projects and considering future land use proposals.

Adjournment

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

Bernie Schuitema
Planning Commission Secretary