

**BYRON TOWNSHIP PLANNING COMMISSION**  
**February 17, 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 February 17, 2003, at the Byron Township Offices, 8085 Byron Center Avenue, SW Byron Center, Michigan 49315.

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

Prayer was offered by Mr. Maynard Van Singel

**APPROVAL OF MINUTES**

A motion was made by Mr. Stone, supported by Mr. Van Singel, that the minutes of the January 20, 2003 regular meeting be approved as written. Yes - 5. No - 0. Absent - 2. Motion Carried.

The building inspectors report was received and placed on file.

**SITE PLANS**

No site plans were submitted for consideration.

**Set Public Hearing - Byron Center 2<sup>nd</sup> Christian Reformed Church**

An application for Special Use for property located at 7588 Byron Center Ave. was reviewed.

Mr. Nix stated that they would like to add on to the existing building, including space for additional seating.

A motion was made by Mr. Slot supported by Mr. Gritter that a public hearing be set for the next regular meeting to be held on March 17, 2003. Yes - 5. No - 0. Absent - 2. Motion Carried.

**Set Public Hearing - Zion Christian School**

An application for Special Use for property located at 7555 Byron Center Ave. was reviewed.

Mr. Nix stated the school has already purchased the property and they would like to use the existing building for school use.

A motion was made by Mr. Gritter, supported by Mr. Van Singel that a public hearing be set for the

next regular meeting to be held on March 17, 2003. Yes - 5. No - 0. Absent - 2. Motion Carried.

**Set Public Hearing - Ridgestone Condominiums**

An application to amend PUD rezoning for property located at 8375 Ridgestone Drive was reviewed.

Mr. Nix stated that they wish to add a 6 unit storage building.

A motion was made by Mr. Van Singel, supported by Mr. Gritter that a public hearing be set for the next regular meeting to be held on March 17, 2003. Yes - 5. No - 0. Absent - 2. Motion Carried.

**Set Public Hearing - Cordes Inc.**

An application for Special Use for property located at 10100 Sedroc Drive was reviewed.

Mr. Nix stated that they wish to establish a salt depot beside the rail line. At this time they are looking at the best way to contain the water run off from the salt storage piles.

A motion was made by Mr. Gritter, supported by Mr. Slot that a public hearing be set for the next regular meeting to be held on March 17, 2003. Yes - 5. No - 0. Absent - 2. Motion Carried.

**PUBLIC HEARING on a request for a revision of the PUD for Pfeiffer Farms for property located on Pfeiffer Farms Dr.**

Chairman Gould declared the public hearing open for Pfeiffer Farms. Jeff Gritter 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. Doug Stalsonburg from Excel Engineering was present to represent both the Holland Home and Dan Pfeiffer. Mr. Stalsonburg stated that the Planning Commission has been presented with many different projects and ideas in the past for this piece of property, but he stated that this seems to be a good fit for this area. With the Byron Garden residents in mind, an informal meeting was held at the Berean Bible Church on February 13, 2003. There was a good turn out at this meeting, and it helped to answer a lot of their questions and address some of their concerns face to face.

Mr. Bob Israel, chairman of the board of Holland Home was present to speak about the proposed Holland Home/Hospice and Wellness Center, and what they have to offer. He mentioned that Holland Home started 110 years ago, and has a very strong Christian commitment in caring for the aged and dying. We wish to make their life more enjoyable and would like to offer a park like setting with walking trails, a possible putting green, a play area for children, a place for families to enjoy picnics together, etc. Many of these people can get out and do things when they are feeling up to it.

Mr. Nix reviewed his memorandum dated February 14, 2003 of which a copy is attached and made

part of these minutes.

Chairman Gould opened the hearing to the public.

Doreen Dora - 8285 East Chester stated that she has spoken to a lot of people who live in Byron Gardens and one of the biggest concerns they have is that the exit on Woodburn would never be opened up for public use. With a potential of 886 cars being in that area, it is hard to believe that only one entrance and exit could handle this type of traffic. Another concern is that Parcel H (adjacent to 84<sup>th</sup> St) never be a fast food restaurant. She was wondering if maybe they could flip-flop and put the parking lot closer to the Byron Gardens area, and the building further away.

Brian Gribler - 8257 East Chester stated his concern about the traffic. At the present time it is difficult to make a left hand turn onto 84<sup>th</sup> St. and with additional traffic, it will only get worse.

Brian Bultsma - 8257 East Chester stated that his home is located near Parcel C (office parcel). The proposed office building will be directly behind my home. I really don't want those lights shining on my home all night long. Maybe if the building could be made smaller and further away or possibly placing an earth berm, with pine trees on top would make a difference. He also mentioned that there is a lot of swamp in the wetland area of Parcel A and it would take a lot of fill to be usable.

Keith Dora - 8285 East Chester was wondering if any type of traffic study was done for that area. He is concerned that the Woodburn gate will remain locked and opened only for emergency reasons. He stated that he has no problem with Hospice. It's a good program and helps a lot of people.

Mrs. Jingles - 8239 East Chester stated that if a fast food restaurant did come to Parcel H, we all know how late these places stay open. Cars would be running through there all night long. The added traffic is also a concern.

Dale Bartelds - 8338 East Chester stated that his home is directly behind Parcel H, and that he is concerned with a fast food restaurant.

Don Alofs - 8262 East Chester mentioned that his home is directly behind the church. The parking lot lights are always shining on his home. With all the road work and earth moving equipment the plaster has been falling off his walls, he's gone through 3 sump pumps. With all this new building going on the water table will continue to rise. He also stated that there is quick sand in the wetlands. There is one thing that should be considered before building the Holland Home/Hospice Center and that is the outdoor intercom system used by a nearby trucking company. It is heard very clearly every day.

Jennifer Gould - 435 Woodburn stated that she lives near the Woodburn gate. She is concerned to that it will remain closed at all times. Also the intercom noise is very noticeable.

No further public comments were made.

Chairman Gould declared the public hearing closed.

Mr. Nix commented that there seems to be a misunderstanding as to the potential use of Parcel H. There will be no fast-food restaurant placed on Parcel H. A drug store with a drive-thru is probably what they have in mind.

Chairman Gould stated that we have seen a lot of things for this property, but never a concrete proposal until this evening. This is a good proposal. As to traffic, whatever we do will create traffic.

Mr. Nix stated that this proposal will generate less traffic than first proposed. All the uses are less intensive than originally proposed.

Mr. Van Singel commented that everything is positive with this plan compared to the others we have seen or heard. For those who are concerned about the proposed office building on parcel C, maybe the lighting could be made lower or placed on a timer to shut off at a certain time.

After further discussion a motion was made by Van Singel, supported by Slot to recommend to the Township Board approval of the PUD as amended for Pfeiffer Farms Dr. with the conditions as noted in the Township Planners recommendation, the elimination of the driveway serving Parcel D per the Kent County Road Commission Traffic and Safety Division, and the height for the three story Hospice building not to exceed 38' in height. Yes - 5. No - 0. Absent - 2. Motion Carried.

**Chairman Gould asked to be dismissed due to a family concern.**

Mr. John Stone will continue to chair the meeting.

**Miscellaneous**

**Master Plan Review** - Previous discussions with the Commission indicated a desire to consider several changes to the current Master Plan. After considerable discussion, Mr. Nix was directed to develop a list of potential Master Plan changes supported by a brief rationale for discussion at a future workshop meeting.

**Concern for larger accessory buildings in RU or plats** - A letter from Georgetown Development Co. was handed out explaining their reason why our current ordinance should possibly be changed. At this time members of the Planning Commission felt we should have it remain the same. Mr. Zomerlei was requested to respond to the letter from Georgetown Development.

**Adjournment**

A motion was made by Mr. Van Singel, supported by Mr. Gritter that the meeting be adjourned. Yes - 5. No - 0. Absent - 2. Motion Carried.

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Bernie Schuitema  
Planning Commission Secretary