

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

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

Prayer was offered by Mr. John Stone

APPROVAL OF MINUTES

A motion was made by Mr. Gritter, supported by Mr. Stone that the minutes of the February 17, 2003 regular meeting be approved as written. Yes - 4. No - 0. Absent - 3. Motion Carried.

The building inspectors report was received and placed on file.

SITE PLANS

A motion was made by Mr. Schuitema supported by Mr. Gritter that the following site plans be approved as per the Township Planner recommendation in a Memorandum dated March 13, 2003, of which a copy is hereby attached and made part of these minutes.

Site Plan 03-01: Valley City Environmental Services - 601 Gordon Industrial Drive. The site plan review committee recommends approval of the Valley City Environmental Services, Inc. site plan as presented with the stipulation that the Township be notified if any spill occurs at any time.

Site Plan 03-02: Corner Sales - 9993 Byron Center Ave. with the condition that a letter of credit or cash in the amount of \$5,000 be established with the Township Clerk to assure the construction of the detention basin prior to the Township issuing a building permit and a new site plan be submitted illustrating the required 10' setback area for the LP gas and fill area, also with the stipulation that all site lighting needs to be directed away for adjacent residential areas. A statement needs to be provided on the new plan indicating compliance with this ordinance requirement.

Yes - 4. No - 0. Absent - 3. Motion Carried.

Set Public Hearing

No public hearings to be set.

Public Hearing - Second Byron Center Christian Reformed Church application for special use to expand the existing church building for property located at 2305 - 76th St. SW.

Chairman Gould declared the public hearing open for Second Byron Center Christian Reformed Church. 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. Paul Worden from Dan Vos Construction was present on behalf of the church. Mr. Worden commented that they would like to expand the north side of the church with an addition of two new classrooms, new annex and new foyer and entry. The parking lot was made larger which now exceeds the ordinance requirements for parking spaces.

Mr. Nix reviewed his memorandum dated March 13, 2003 of which a copy is attached and made part of these minutes.

Curt DeJonge - 7543 Whistlevale Dr. stated that the church has been good to the surrounding neighborhood, but drainage has been a problem. Also the parking lot lighting should be checked. The lights shine directly into his home. After they made the parking lot larger, they have not completed the landscaping. He stated that he would like to see everything completed prior to the approval of this project and issuing a building permit for this addition.

No further comments were made.

Chairman Gould declared the public hearing closed.

After some discussion a motion was made by Mr. Stone supported by Mr. Schuitema that we approve the Special Use and Site Plan as it meets the standards of Section 18.3 for a Special Land Use, with the conditions that the following concerns be addressed, the lighting issue, landscaping completed (weather permitting), and ground waste water reviewed by staff before the issuance of a building permit. Yes - 4. No - 0. Absent - 3. Motion Carried.

Public Hearing - Zion Christian School application for special use to operate a school on the site located at 7555 Byron Center Ave. SW

Chairman Gould declared the public hearing open for Zion Christian School. 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.

Neil Bouma was present on behalf of Zion Christian School. He stated that they intend to remodel and add on the existing building for additional class rooms. Currently there are 74 students, but with the addition and remodeling we could have a potential of 150 to 175 students. It will have a residential style look to the building. To keep the traffic flowing when dropping off and picking up students, their intent will be to enter off of Byron Center Ave. and exit onto 76th St. The lighting will be a shoe box type, which will be placed on a timer to go on and off automatically at a set time. They will be doing some landscaping to certain areas. Eventually they would like to add a sidewalk

from the parking lot to the building for students use. The existing pole building in the center of the property will be used by Katerberg & Verhage as a landscape office until the end of 2003, per agreement between Katerberg & VerHage and Zion Christian School.

Mr. Nix reviewed his memorandum dated March 13, 2003 of which a copy is attached and made part of these minutes.

No public comments were made.

Chairman Gould declared the public hearing closed.

After much discussion a motion was made by Mr. Gritter, supported by Mr. Stone that we approve the Special Use request per the conditions set by the Township Planner and that a letter of credit or a cash bond be posted for the paving of the gravel parking lot to be completed by August 1, 2004, and that Katerberg & Verhage be vacated off the property by December 31, 2003.

Yes - 4. No - 0. Absent - 3. Motion Carried.

Public Hearing - Ridgestone Condominiums request to amend PUD rezoning for property located at 8375 Ridgestone Drive.

Chairman Gould declared the public hearing open for Ridgestone Condominiums. Bernie Schuitema read the public notice and affirmed that the notice was published twice in the South Advance Newspaper and mailed to all property owners within 300 feet of the proposed site.

Jay DeKleine, representing Ridgestone Condominiums stated that a lot of people buying condominiums are asking if it's possible to have a third stall on their garage. That of course is no option, we can't offer that. These storage buildings will serve that purpose. They will be offered to Ridgestone Condominiums residence only. Since this was not part of the original PUD, we had to return to get approval for this. These garage units will be maintained by the Condo Association. Nothing will be allowed to be stored outside of the garages.

Mr. Nix reviewed his memorandum dated March 13, 2003 of which a copy is attached and made part of these minutes.

Chairman Gould opened the hearing to the public.

Dan Elzinga was present on behalf of his mother Janet Elzinga. He stated when the original plan was approved it was never handled correctly. The drain sewer discharges on his mother's property. He mentioned that he has dealt with Mr. DeKleine before and has seen no action.

Andrew Wicke - 2891 - 84th St. SW lives next door to the proposed site stated that he is concerned about the lighting, noise, etc. He is concerned for his family.

John Bredeweg - 3365 84th St. SW was concerned about the height of the garage doors.

Jeff Grit - 2776 - 84th St. SW was concerned about lot lines and where these building will be built.

No further public comments were made.

Chairman Gould declared the public hearing closed.

Chairman Gould asked Mr. DeKleine to address some of the concerns that were mentioned. He stated that the garage door height would be 8'. As for the lot lines the house that we will be removing sits on the side walk edge and the new building will be behind the house, so we will be back further. There will be no overhead lighting. Each garage will have small lights mounted on the front next to the overhead door. Everything will be stored inside. The same rule applies to these storage garages as it does to the condos. Mr. Elzinga's concerns are being taken care of. The pipes are lying out in the field ready to be installed. Once they are in place their problem should be solved.

After much discussion a motion was made by Schuitema, supported by Gritter to recommend to the Township Board approval of the proposed PUD rezoning amendment for Ridgestone Condominiums with the stipulation that before they come back to the Planning Commission for the final Site Plan approval that all problems and issues are resolved between the Elzinga, and DeKleine, and that the drainage problem is resolved.

Yes - 4. No - 0. Absent - 3. Motion Carried.

Byron Hill Golf Course rezoning

Remanded back to the Planning Commission from the Township Board.

A letter from the Township Engineer regarding the Goose Creek Sanitary Trunk Sewer Evaluation was read by Bernie Schuitema. A copy of that letter is attached and made part of these minutes.

After much discussion a motion was made by Stone, supported by Schuitema to table this rezoning request until the study of the Goose Creek Sanitary Trunk Sewer Evaluation is completed.

Yes - 4. No -0. Absent -2. Motion Carried.

Miscellaneous

Mr. Nix stated that we received a late rezoning application request from Robert Spica regarding three parcels located on 84th St. east of the Family Fare entrance.

Mr. Spica stated that there are three homes on 84th which are currently zoned RU, and he is requesting that it be rezoned Commercial.

Mr. Nix stated that since we do not have any public hearings for next month we could set a public hearing for the April 21st meeting.

After some discussion a motion was made by Schuitema, supported by Stone that we hold a public hearing for Mr. Spica on April 21, 2003.

Yes - 4. No -0. Absent - 3. Motion Carried.

PLANTER ROW PHASE II

Jason Vander Kode was present to show the commission members what Phase II will look like. He also stated that he was planning on meeting with Mr. Nix on Wednesday morning and if there are any questions or concerns to make sure Larry Nix is aware of those so they can be discussed and addressed at that meeting.

MASTER PLAN

Mr Nix asked the Planning Commission if they would like a special work session to discuss the potential master plan revision. After some discussion, it was decided to hold this work session on April 16, 2003 at 5:00 at the Township Offices.

SIGNAGE

Mr. Nix stated that we received a request from the Zoning Board of Appeals to possibly look at changing the Byron Township Zoning Ordinance concerning signage, and the type of signs that are allowed. Mr. Nix and Township Attorney Mr. Telman will work on this.

Adjournment

A motion was made by Mr. Stone, supported by Mr. Gritter that the meeting be adjourned.
Yes - 4. No - 0. Absent - 3. Motion Carried

Bernie Schuitema
Planning Commission Secretary