

BYRON TOWNSHIP PLANNING COMMISSION
May 19, 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 May 19, 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, Dutch Zeinstra, Maynard Van Singel and Bernie Schuitema. Absent were: John Stone. Also present were Township Planner Larry Nix, and Township Attorney H. James Telman.

Prayer was offered by Mr. Tim Slot

APPROVAL OF MINUTES

A motion was made by Mr. Schuitema supported by Mr. Gritter that the minutes of the Special Work Session of April 16, 2003 be approved as written. Yes - 4, No - 0, Absent - 1. Abstained: Maynard Van Singel, Absent: Tim Slot. Motion Carried.

A motion was made by Mr. Schuitema, supported by Mr. Gritter that the minutes of the April 21, 2003 regular meeting be approved as corrected. Yes - 5. No - 0. Absent - 1. Abstained: Maynard Van Singel. Motion Carried.

The building inspectors report was received and placed on file.

SITE PLANS

A motion was made by Mr. Gritter supported by Mr. Schuitema that site plan **03-10** be approved as per the Township Planner recommendation in a Memorandum dated May 16, 2003, of which a copy is hereby attached and made part of these minutes.

Site Plan 03-10: Hearty Fresh – be approved with the following 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, the use is for the cleaning, preparing and cooling of local and regional produce (onions), and the Township Engineer review and approve the drainage plan prior to the Township issuing a building permit.

A motion was made by Mr. Gritter supported by Mr. Schuitema that site plan 03-11 (Kamps Mini Storage) to be tabled until the June 16, 2003 Planning Commission meeting at which time the clarifications from the Zoning Board of Appeals on this site plan will be available.

Set Public Hearing - Pulte Homes rezoning request Byron Hills Golf Course

An application for a rezoning request submitted by Pulte Homes for property located at approximately 7330 Burlingame Ave. SW (Byron Hill Golf Course).

Jeff Chamberlin was present on behalf of Pulte Homes to explain why they would like the property of the Byron Hills Golf Course be rezoned to MFR PUD. He also stated that some modifications have been made to help with the traffic flow. He commented that this project would consist of 657 units on 173 acres.

Mr. Nix stated that the complete application has been submitted.

Chairman Gould stated that the Township Engineer is still collecting data on the sewer evaluation, and he suggested that we set this public hearing a few months from now.

After some discussion a motion was made by Schuitema supported by Slot to set the public hearing for Pulte Homes for the October 20, 2003 Planning Commission meeting.

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

Set Public Hearing - Miedema Auctioneering

An application for special use for the property located at 601 Gordon Industrial Dr. was reviewed.

The Planning Commission reviewed the Site Plan stating that there are many areas of concern.

After some discussion a motion was made by Slot supported by Zeinstra to table this request until the applicant provides the Township Planner with the appropriate information needed.

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

Renewal of Special Land Use for Ralph Lutz property located at 1540 - 64th St.

Mr. Nix reviewed his memorandum dated May 16, 2003. He stated that this special use was granted to Mr. Lutz in July of 2000. A three year limit was given with extensions to be granted by the Planning Commission. The Township has not received complaints about this operation over the past three years. It is kept very clean and orderly.

After some discussion a motion was made by Zeinstra supported by Van Singel to approve this Special Land Use extension request for another 3 years for the property located at 1540 - 64th St.

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

Miscellaneous

Ridgestone Condo - final site development PUD plan approval (for storage buildings)

Mr. Nix stated that he reviewed the application and it is complete. The next step is to set a public hearing.

After some discussion a motion was made by Zeinstra supported by Van Singel to set a public hearing for the June 16, 2003 Planning Commission meeting.

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

Adjournment

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

Bernie Schuitema
Planning Commission Secretary