

BYRON TOWNSHIP PLANNING COMMISSION

June 16, 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 June 16, 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 (arrived at 7:30), Dutch Zeinstra, Maynard Van Singel, Bernie Schuitema and John Stone. Also present were Township Planner Larry Nix, and Township Attorney H. James Telman.

Prayer was offered by Mr. Bernie Schuitema.

APPROVAL OF MINUTES

A motion was made by Mr. Schuitema supported by Mr. Slot that the minutes of the May 19, 2003 regular meeting be approved as written. Yes - 5, No - 0, Absent - 1, Abstained - 1: John Stone abstained, (absent from the May 19, 2003 meeting). Motion Carried.

A motion was made by Mr. Schuitema, supported by Mr. Zeinstra that the minutes of the Special Meeting held on June 3, 2003 be approved as written. Yes - 5, No - 0, Absent - 1, Abstained - 1 Tim Slot abstained, (absent from the June 3, 2003 special meeting). Motion Carried.

The building inspectors report was received and placed on file.

SITE PLANS

A motion was made by Mr. Slot supported by Mr. Van Singel that the site plan for Byron Center Self Storage be approved as per the site plan that was submitted on January 13, 2003.

Site Plan 03-11: Byron Center Self Storage - with no conditions.

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

Jeff Gritter arrived during the public hearing for Miedema Auctioneering.

Public Hearing - Miedema Auctioneering special use request for property located at 601 Gordon Industrial Dr.

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

Mr. Sid Miedema was present to state that most of the auctions that they conduct will not be held at this location, but if the need would arise, he would like to be able to conduct an auction on site. He mentioned that they do mainly commercial auctions. Also the items that are listed for the on-line auction would be kept at this location for people to view. Retail sale items would be items that financial institutions repossess, and can not auction off at their location. Mr. Miedema stated that 95% of the auctions are held off site. Parking should not be a concern either. There is plenty of parking on-site and the adjacent neighbor has 8 ½ acres that he could use if necessary.

Mr. Nix reviewed his memorandum dated June 12, 2003 of which a copy is attached and made part of these minutes.

Mr. Dykstra owner of Best Electric located at 584 - 76th St. was interested in what Mr. Miedema intended to do with the vacant field located just west of his property with frontage on 76th St.

No further public comments were made.

Chairman Gould asked Mr. Miedema to address Mr. Dykstra's question.

Mr. Miedema stated that at this time he doesn't plan on doing anything with it. Maybe in the future if the need arises, but no intentions at this time.

After much discussion a motion was made by Schuitema supported by Gritter to approve this special use request for the property at 601 Gordon Industrial Dr. with the following conditions:

1. An annual review shall be conducted of the property and records to determine compliance and/or complaints.
2. There shall only be a maximum of one on-site auction conducted per calendar month.
3. Outdoor storage shall be screened by use of fence slats or landscaping in the north fence only.
4. The applicant shall notify the Township Supervisor at least 3 days in advance of an on-site auction and review the provisions for patron parking.
5. Retail sales are limited to reposed items from financial institutions.
6. On the day of on-site auctions only a licensed lunch wagon will be allowed for the sale of food and the sale of alcohol is prohibited.
7. Retail sales are not to exceed 5% of gross sales.

Yes - 7, No - 0. Motion Carried.

Public Hearing - Ridgestone Condominiums - amendment to the final PUD for storage buildings located at 8375 Ridgestone Dr.

Chairman Gould declared the public hearing open for Ridgestone Condominium. 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.

Mike Baker from Exxel Engineering was present on behalf of Jay DeKleine.

Mr. Nix reviewed his memorandum dated June 12, 2003 of which a copy is attached and made part

of these minutes.

Chairman Gould opened the hearing to the public.

Ruth DeVries - 8333 Rockledge Way - stated that they have lived in their condo for 2 years, and that their condo is directly to the north of these proposed new storage garages. Jay and Jacob DeKleine are doing a great job, they are great guys. If they say they are going to do something it will get done and it will get done right. She stated that they to want the additional parking/storage space.

No further public comments were made.

Chairman Gould declared the public hearing closed.

After some discussion a motion was made by Stone supported by Zeinstra to approve the final PUD amendment for the storage buildings with the following conditions:

1. Only resident members of the Condominium Association can take advantage of the storage facilities and such restrictions should be documented in the Master Deed of the Association.
2. A final landscape plan needs to be submitted applying one of the two recommended options to screen residential buildings 36 and 34 from the storage units and approved by staff.
3. Staff must approve lighting in the storage area in accordance with all local requirements.
4. The Township Engineer shall review and approve the drainage plan prior to the Township issuing a building permit.
5. Need to extend sidewalk. Sidewalk will need to be extended to the west property line adjacent to 84th St.

Yes - 7, No - 0, Motion Carried.

Adjournment

A motion was made by Mr. Stone supported by Mr. Van Singel that the meeting be adjourned.

Yes – 7, No - 0. Motion Carried.

Bernie Schuitema
Planning Commission Secretary