

BYRON TOWNSHIP PLANNING COMMISSION
August 18, 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 August 18, 2003, at the Byron Township Offices, 8085 Byron Center Avenue, SW Byron Center, Michigan 49315.

Commission members present were: Seymour Gould, Dutch Zeinstra, Maynard Van Singel, John Stone, Jeff Gritter, Bernie Schuitema and Tim Slot. Also present were 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. Gritter supported by Mr. Van Singel that the minutes of the July 21, 2003 regular meeting be approved as written. Yes - 5. No - 0. Abstained - 2. Gould & Schuitema abstained, (absent from the July 21, 2003 meeting). Motion Carried.

The building inspectors report was received and placed on file.

SITE PLANS

A motion was made by Mr. Stone supported by Mr. Van Singel that the following site plan be tabled until the next regular meeting set for September 15, 2003, taking into consideration the Township Planner concerns & recommendations in a Memorandum dated August 14, 2003, of which a copy is hereby attached and made part of these minutes.

Site Plan 03-14: Postma Signs & Graphics

Yes - 7. No - 0. Motion Carried.

Set Public Hearing - RiverTree Community Church special use request.

An application for special use for property located at 1951 - 64th St. SW was reviewed.

Mr. Nix stated that everything is in order and a complete application has been submitted.

After some discussion a motion was made by Mr. Schuitema supported by Mr. Stone that a public hearing be set for the next regular meeting to be held on September 15, 2003.

Yes - 7. No - 0. Motion Carried.

Set Public Hearing - Haven Partners rezoning request.

An application for rezoning property located at 2347 - 84th St. SW was reviewed.

Mr. Nix stated that this property is located on the north east corner of 84th & Byron Center Ave. The current zoning is B-1 Central Business and does not allow for the proposed use thus they would like to rezone this property to B-2 General Business.

A motion was made by Mr. Stone supported by Mr. Gould to set a public hearing for the next regular meeting to be held on September 15, 2003.

Yes - 7. No - 0. Motion Carried.

Railside West Phase 2 - revised Preliminary Plat review.

Doug Stalsonburg from Exxel Engineering was present stating that the revised plat proposes 32 lots on a 24.1 acre parcel. Public water & sanitary sewer will serve the lots, as well as an enclosed storm sewer system and detention pond.

Mr. Nix reviewed his memorandum dated August 14, 2003 of which a copy is hereby attached and made part of these minutes.

After some discussion a motion was made by Mr. Slot supported by Mr. Schuitema to approved this revised preliminary plat, with the condition that lot 44 be adjusted so that it will conform to the minimum lot area requirement of 18,000 square feet.

Yes - 7. No - 0. Motion Carried.

Carlisle Shores Phase 2 - Preliminary Plat Review

Doug Stalsonburg from Exxel Engineering was present to ask for the approval for the second phase of Carlisle Shores.

Mr. Nix stated that this is the second and final phase for Carlisle Shores.

After some discussion a motion was made by Mr. Schuitema supported by Mr. Stone to approve the Preliminary Plat for Carlisle Shores Phase 2 as presented with the condition that the applicant work with the Township Engineer concerning storm water management, the watermain, and sanitary sewer. A copy of the Township Engineers letter is attached and made part of these minutes.

Yes - 7. No - 0. Motion Carried.

Public Hearing - Mark DeHoek special use request for property located at 6503 S. Division

Chairman Gould declared the public hearing open for Mark DeHoek. 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 with 300 feet of the proposed site.

Mark DeHoek was present to answer any question that may arise.

Mr. Nix reviewed his memorandum dated August 14, 2003 of which a copy is attached and made part of these minutes.

Chairman Gould opened the hearing to the public.

No public comments were made.

Chairman Gould declared the public hearing closed.

Mr. Slot stated that this is a good use for this area.

After some discussion a motion was made by Mr. Slot supported by Mr. Schuitema to approve this special land use for the property located at 6503 S. Division with the condition that the applicant shall not at any time store vehicles or any other material outside the facility.

Yes - 7. No - 0. Motion Carried.

Public Hearing - H. Dale Graham application for rezoning request for property located at 8068 Burlingame.

Chairman Gould declared the public hearing open for H. Dale Graham. Mr. Schuitema read the public notice and affirmed that the notice had been published twice in the South Advance Newspaper and mailed to all property owners within 300 feet of the proposed site.

H. Dale Graham was present to state why he is requesting this rezoning change. He stated that he would like to rezone this property from R-S Suburban Residential to R-U Urban Residential so he could develop a plat with 39 new home sites.

Mr. Nix reviewed his memorandum dated August 14, 2003 of which a copy is attached and made part of these minutes.

Chairman Gould opened the hearing to the public.

Mrs. Barkel - 8056 Burlingame Ave. SW stated that she is 100% in support of this rezoning, but is concerned about the sewer and water, and the speed of traffic on Burlingame.

Chairman Gould declared the public hearing closed.

Mr. Gould commented that the property currently is not serviced by public sewer facilities. The possibility to have the public utilities come from the north would work out well, not only for this property but for others home owners who are not currently connected to the system adjacent to Burlingame.

After some discussion a motion was made by Mr. Schuitema supported by Mr. Van Singel to recommend to the Township Board approval of this rezoning request as suggested by the planner for the property located at 8068 Burlingame Ave. SW. Yes - 7. No - 0. Motion Carried

Miscellaneous

*Proposed Zoning Ordinance change to accessory building height.

Mr. Nix stated that we were to have a public hearing this month for the proposed zoning ordinance change to accessory building heights, but the Advance Newspaper by mistake did not publish the notice which was submitted on time.

A motion was made by Mr. Schuitema supported by Mr. Gritter to set the public hearing for the next regular meeting on September 15, 2003.

Yes - 7. No - 0. Motion Carried.

*Pfeiffer Farms signage

Mr. Nix stated that the pylon sign at Pfeiffer Farms is still in violation. Mr. Stone was going to talk to Mr. Pfeiffer last month in regards to the pylon sign. Mr. Stone did speak to Mr. Pfeiffer and he stated that he was under the understanding that they had until Dec. 31, 2003. After some discussion it was decided that we must go with what the minute's state. Another sign seen on the property is also illegal. It is a temporary sign with red lettering made out of plywood stating Used Cars. Randy Zomerlei or Ron Sabin will check into this and follow through with the necessary action.

*Hop Family LLC

Township Attorney H. James Telman stated that there has been at least three meetings in regards to this issue and not once did the Mr. Hop mention a party store.

Mr. Gritter stated that this is very clear and simple. The deed restriction document was signed by Mr. Hop.

A comment was made by one of the commission members that at last months planning commission meeting Mr. Hop made a statement that truckers are paying kids to drive to S. Division to buy booze at a party store. To us this is not what you would call a service for the truckers.

A motion was made by Mr. Stone supported by Mr. Van Single that the occupants of this strip mall are to be a service for the truckers and not the sale of alcohol. Roll call vote: Slot - yes, Schuitema - yes, Van Singel - yes, Gritter - yes, Stone - yes, Zeinstra - yes, Gould - yes. Motion Carried.

Adjournment

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

Bernie Schuitema
Planning Commission Secretary