

BYRON TOWNSHIP PLANNING COMMISSION
September 15, 2003

MINUTES

CALL TO ORDER, ATTENDANCE & PRAYER

Vice Chairman Dutch Zeinstra called a regular meeting of the Byron Township Planning Commission to order at 7:00 p.m. on September 15, 2003, at the Byron Township Offices, 8085 Byron Center Avenue, SW Byron Center, Michigan 49315.

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

Prayer was offered by Mr. John Stone

APPROVAL OF MINUTES

A motion was made by Mr. Schuitema supported by Mr. Gritter that the minutes of the August 18, 2003 regular meeting be approved as written. Yes - 6. No - 0. Motion Carried.

The building inspectors report was received and placed on file.

SITE PLANS

A motion was made by Mr. Schuitema supported by Mr. Van Singel that the following site plan be denied, as per the Township Planner recommendation in a Memorandum dated September 12, 2003, of which a copy is hereby attached and made part of these minutes.

Site Plan 03-14: Postma Signs & Graphics

Yes - 6. No - 0. Motion Carried.

A motion was made by Mr. Stone supported by Mr. Van Singel to approve the following site plan as submitted, as per the Township Planner recommendations in a Memorandum dated September 12, 2003, of which a copy is hereby attached and made part of these minutes.

Site Plan 03-15: The Campbell Agency

Yes - 6. No - 0. Motion Carried.

A motion was made by Mr. Gritter supported by Mr. Stone to approve the following site plan as per the Township Planner recommendations in a Memorandum dated September 12, 2003, of which a copy is hereby attached and made part of these minutes.

Site Plan 03-16: Superior Stone Products

Site Plan 03-17: Pace Trailer Sales & Service Inc.

Yes -6. No -0. Motion Carried.

Set Public Hearing -Ronald Brenner requesting a special meeting to hold a public hearing on a special use request.

An application for special use for property located at 571 - C Gordon Industrial Ct. was reviewed.

After some discussion a motion was made by Mr. Schuitema supported by Mr. Gritter to set a special meeting for the public hearing to be held on September 29, 2003, at 5:00pm.

Yes - 6. No - 0. Motion Carried.

Public Hearing - RiverTree Community Church application for special land use for property located at 1951 - 64th St. SW

Vice Chairman Zeinstra declared the public hearing open for RiverTree Community Church. Mr. 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. Stan Jager from the Architectural Group was present on behalf of RiverTree Community Church. He stated that they would like to construct a worship center for the RiverTree Church. The site layout meets all the minimum regulations of the zoning ordinance. They have some details to be worked out, such as the lights, and the landscaping. This property is an old nursery and there are a lot of trees remaining on the site and they do intend to use some of the trees if not all of them.

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

Vice Chairman Zeinstra opened the hearing to the public.

Joe Bosma - 1871 - 64th St stated his concern about the septic system size and how close it will come to his drain field. The lighting is also a concern and if it will affect the nearby property owners. Also if water & sewer does come through do they have to hook up?

Jerry Miedema - 1886 - 64th St. was wondering if this special use did get approved would the zoning would remain R-R rural residential. Also the lighting and the sewer is a concern.

Vice Chairman Zeinstra declared the public meeting closed.

Mr. Nix then answered some of the concerns that the public voiced. In regards to the lighting, the fixtures will be no taller than 20', and it will be a shoebox type light which shines down not out. If this is approved the zoning would not change. In regards to the sewer the Township Engineer is working on the best route to extend the existing sewer south of Marshall School. It will not be mandatory to hook up because it is a deferred assessment.

A motion was made by Mr. Schuitema supported by Mr. Stone to grant this special use request for RiverTree Church per the conditions set by the Township Planner. Yes - 6. No - 0. Motion Carried.

Public Hearing - Haven Partners - application for rezoning request for property located at 2347 - 84th St.

Vice Chairman Zeinstra declared the public hearing open for Haven Partners. 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.

Mr. Ridley from FDE Corporation who is designing the project was present to state why they would like this property rezoned. They desire to put a 10 minute oil change business in that location. They are a professional run business, and put up a very attractive building.

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

Vice Chairman Zeinstra opened the hearing to the public.

Larry Buist - Pathway Ministries representative stated that they are concerned about the entrance they intend to make. Will the curb cut be on 84th or will they use Pathway's entrance?

Vice Chairman Zeinstra declared the public hearing closed.

Schuitema commented that having something like this so close to a church is not really a good location. He also stated that this spot zoning is really not right. All of this property is zoned MFR Multi Family Residential and it is master planned to be B-1 Central Business.

Slot stated that to have one parcel zoned B-2 and another parcel right next to it zoned B-1 is not a good situation. The intent of this business is good. People would get rid of their oil in the proper manner. But there is a better location in the Township for this type of business.

After further discussion a motion was made by Van Singel supported by Slot to deny this request as per the recommendations of the Township Planner.

Yes - 6. No - 0. Motion Carried.

Public Hearing - proposed zoning ordinance change to accessory building height.

Vice Chairman Zeinstra declared the public hearing open for zoning ordinance change. Mr. Schuitema read the public notice and affirmed that the notice had been published twice in the South Advance Newspaper.

Larry Nix commented that the Zoning Board of Appeals made a request to the Planning Commission to consider changing the accessory building height. Changes that are proposed are:

District	Existing Max. Height	Proposed Max. Height
RA	20'	24'
RR	16'	20'

RS	12'	16'
RU	9'	12'

Vice Chairman Zeinstra opened the hearing to the public.

Joe Bosma - 1871 - 64th St. was wondering if the height was the only thing changing and not the size.

Abe Vander Woude - 8530 Clyde Park Ave. SW stated that back in the 60's & 70's most people had ranch style homes, now they have 2 stories. Really would like to see it higher.

Vice Chairman Zeinstra declared the public hearing closed.

Mr. Schuitema commented that any time we can have a bigger accessory building he's all for it. And the people do need this change.

After some additional discussion a motion was made by Mr. Stone supported by Mr. Van Singel to recommend to the Board approval to amend the zoning ordinance to change the accessory building height as presented.

Yes - 6. No - 0. Motion Carried.

Miscellaneous

Amendment to the existing Family Fare PUD for the purpose of tree removal. (minor or major change?) Spica Properties.

Mr. Nix stated that Mr. Spica wishes to remove the existing pines and arborvitaes adjacent to his west property line. A determination needs to be made as to a minor or major change.

After some discussion a motion was made by Mr. Slot supported by Mr. Gritter that this would be considered a minor change. Yes - 6. No - 0. Motion Carried.

Sierrafield Condos

Mr. Nix stated that Bob Deppe is proposing to construct the clubhouse in the near future. The facility and grounds have been slightly modified from the original plans. The building is somewhat smaller and the number of parking spaces has increased. A determination needs to be made here also if it is a minor or major change.

After some discussion a motion was made by Mr. Schuitema supported by Mr. Slot that this would be a minor change. Yes - 6. No - 0. Motion Carried.

Landscaping Standards

Mr. Nix stated that as the Township continues to grow and land changes from the natural to developed, we find some applicants are better than others in landscaping their sites. At the present time the zoning ordinance only contains a standard for buffering and screening when a non-residential use is adjacent to a residential use. When we ask for a landscaping plan during any review process the common question is “what are the Townships standards?” Maybe if we held a workshop this could be discussed. Mr. Nix was requested to draft basic standards to be considered at a future meeting.

Brian Wegner was introduced to the Planning Commission. Mr. Nix stated that Brian is a new Planner and has been helping with a lot of the field research and drafting reports.

Adjournment

A motion was made by Mr. Schuitema supported by Mr. Slot that the meeting be adjourned.
Yes - 6, No - 0. Motion Carried.

Bernie Schuitema
Planning Commission Secretary