

BYRON TOWNSHIP PLANNING COMMISSION
October 20, 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 October 20, 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, Jeff Gritter, Bernie Schuitema and Tim Slot. Absent: John Stone. Also present were Planner Larry Nix, Building Inspector Randy Zomerlei and Township Attorney H. James Telman.

Prayer was offered by Mr. Jeff Gritter

APPROVAL OF MINUTES

A motion was made by Schuitema supported by Zeinstra that the minutes of the September 15, 2003 regular meeting be approved as written. Yes - 6. No - 0. Absent - 1. Motion Carried.

A motion was made by Schuitema supported by Gritter that the minutes of the September 29, 2003 special meeting be approved as written. Yes - 5. No - 0. Absent - 1. Abstained - 1 (Maynard Van Singel absent from Sept. 29th meeting.) Motion Carried.

The building inspectors report was received and placed on file.

SITE PLANS

A motion was made by Slot supported by Van Singel that the following site plan be approved as per the Township Planner recommendation in a Memorandum dated October 16, 2003, of which a copy is hereby attached and made part of these minutes.

Site Plan 03-18: Kent County Road Commission

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

Set Public Hearing - John Van Singel special use request for an addition to an existing pond.

An application for special use for property located at 2160 Pleasant Pond was reviewed.

After some discussion a motion was made by Gritter supported by Zeinstra to set a public hearing for the next regular meeting to be held on November 17, 2003.

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

Set Public Hearing - Whistle Ridge Development LLC. rezoning request from RR to RU PUD.

An application for rezoning request for the property located at 2111 - 76th St. was reviewed.

After some discussion a motion was made by Schuitema supported by Van Singel to set a public hearing for the next regular meeting to be held on November 17, 2003.

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

Rezoning request from Byron Township Planning Commission - Byron Hill Golf Course - tabled until the completion of the Goose Creek Sanitary Trunk Sewer evaluation was completed.

A motion was made by Van Singel supported by Schuitema to put the rezoning request for Byron Township Planning Commission on the table for discussion. Yes - 6. No - 0. Absent - 1. Motion Carried.

Chairman Gould stated that a public hearing on this request was held earlier and that there will be no public comments heard at this meeting.

Rod Kohorn from Prein & Newhof was present to explain the results of the sewer evaluation. He stated that the first segment of Goose Creek was built in 1988. In 1996 it was extended to outside of the watershed boundary with the understanding that as development continued the sewer capacity would reach capacity. Someday it will be necessary to construct Knight Drain sewer to the northwest. The DEQ has reported that with the continuation of developments and based on the standards shown, Goose Creek is now 10% over capacity. We recommend that you as a Township try to do what ever is reasonable to keep the density as low as possible.

Mr. Nix reviewed his memorandum dated October 16, 2003 of which a copy is attached and made part of these minutes. Mr. Nix commented that he is suggesting to the Planning Commission to recommend to the Township Board approval of the rezoning of the subject parcels from RR Rural Residential to RS Suburban Residential. By allowing this rezoning it will lower the amount of homes that could be built in that area. The RU zoning allows 3 to 3 ½ units per acre, by changing this to a RS zoning it would be lowered to 2 to 2 ½ units per acre.

After further discussion a motion was made by Schuitema supported by Slot to recommend to the township board approval of this rezoning request from R-R Rural Residential to R-S Suburban Residential as per the Township Planner's four recommendation stated in his memorandum dated October 16, 2003. A copy is attached and made part of these minutes.

Roll Call Vote: Slot - yes. Gritter - yes. Schuitema - yes. Zeinstra - yes. Van Singel - yes. Gould - yes.

Stone - absent. Motion Carried.

Public Hearing - Pulte Land Company LLC - application for rezoning request for Byron Hills Golf Course from RR Rural Residential to MFR PUD Multi Family Residential for property located at approximately 7330 Burlingame Ave. SW

Chairman Gould declared the public hearing open for Pulte Land Company LLC. 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. Jeff Chamberland president of Pulte Land Company LLC of Grand Rapids was present. He stated that they are proposing a Central Park Development on the property now known as the Byron Hills Golf Course plus the Burl Brown property. He stated that they realize that the Township values the open space. Since presenting this plan a year ago they have made some major modifications. The main entrance will now be off 76th St. instead of Burlingame Ave. The revised plan will have 657 lots where the earlier plans showed a total of 808 lots. Mr. Chamberland also stated that Jean Wodarek from Driesenga Associates and Bob Dunston from Pulte Land Company LLC were present to answer any questions that may arise.

Mr. Nix reviewed his memorandum dated October 16, 2003 of which a copy is attached and made part of these minutes. Mr. Nix suggested that the Planning Commission receive the public comments, and take no action other than tabling the application until such time as the Township Board has acted upon the current rezoning application.

Chairman Gould opened the hearing to the public for comments.

Paul Vanden Branden - 1350 Echoing Valley stated that the traffic on 76th & Burlingame is backed up now. Also he stated his concern for the sewer capacity.

Bruce Swank - 1353 Echoing Valley stated that traffic would be a big problem. With 1200 cars coming and going out of this development onto 76th St. or Burlingame it's going to be terrible. With these additional homes there will be children. Can our school system handle these additional students? Also can you imagine on SuperBowl Sunday during half time and everyone flushes at the same time.

Felice Vanden Branden - 1350 Echoing Valley agreed with the previous comments.

Mary Foster - 1840 - 72nd St. is concerned as to what this development is doing. Look at English Hills Golf Course. They get their big fat toe in the door and they will want to do more and more and more. She stated that she will be going from seeing turkeys in her yard to snot nosed kids running around. Not in favor of this at all.

Walt Zarnoch - 1856 - 72nd St. stated that it appears according to the sewer study we better buy some time. Drainage and the conditions of the roads will have to be dealt with. They will all have to be rebuilt. He also stated his concern about the flyway for the Canadian Geese. Not in favor.

Sandra Larson - 7487 Navajo Valley – commented on her concern about the drainage.

Daniel Dekker - 1773 - 72nd St. concerned about ditches, trees, sewer and drainage. Not in favor.

Walt Zarnoch - 1856 - 72nd St. asked if he could make another comment. He stated that the Canadian Geese are also a concern he has. He's heard gunshots in the area, and stated that people are trying to chase them away.

Barb Wenzler - 1482 Bogey St stated that she is concerned about sewer, traffic, and the ditches. The traffic goes way to fast down Burlingame now. They paid extra money to live on the golf course. Really hope it stays a golf course.

Richard Jeltema - 1470 Bogey St. has the same concerns as Barb.

Dennis Stellard - 1520 Dexter is concerned about the traffic and the sewer situation.

Debbie Wilscott - 1530 Dexter stated that she moved to this location for the rural setting. Traffic will be a big problem. She also stated her concerned about the sewer situation.

Joan Dykema - 1557 Dexter stated that she agrees with all the comments spoken thus far.

Henk Horst - 7522 Burlingame Ave. SW commented that if this does get approved by the Township Board would there be another public hearing.

Dennis Bredeweg - 1811 - 72nd St. SW agrees with what has been said so far.

Grandy Jones - 7460 Navajo Valley - stated that it is hard to stop progress, but maybe we can slow it down a little. He also agrees with all the comments that have been made. He thought Pulte should pay for all the road improvements that will have to be done.

Ken Visser - 1546 Bogey - also agrees with everyone.

Joel Brower - 1910 - 72nd St. SW stated that we should look at the goals of the Byron Township Zoning Ordinance. He feels it is very important to carry out the Master Plan.

Roger Wynsma - 7381 Cactus Cove - stated that he also agrees with all the comments that have been made.

Tim Laven - 1728 - 72nd St. SW also agrees with everyone.

Jim Bosma - 7397 Cactus Cove stated that he agrees that Pulte should pay for the street improvements that will need to be done.

Ron Bartz - 1480 - 76th SW also agrees with everyone. Traffic on 76th St. is so busy now and if they want to put their entrance so close to Sierrafield Condo's entrance can you imagine the hardship that would cause for those who travel that route on a daily basis.

Rich Alcumbrack - 7447 Burlingame Ave. SW stated that he agrees with most of the statements that were made tonight. He stated that he is very concerned about the size of the lots and the number of

people coming and going from this development. He also questioned if the people on Burlingame who have not hooked up to sewer yet would have first rights to do so.

No further comments were made.

Chairman Gould declared the public hearing closed.

Chairman Gould responded to Henk Horst about another public hearing if this property is rezoned. He stated that the earliest that this will be dealt with again is no sooner than Dec. 15, 2003. He assured those at the public hearing that if this property is rezoned they would be notified again but there would not be another public hearing. They could attend the meeting for information only.

Mr. Schuitema stated that looking at this plan with all the townhouses and condos it appears that Pulte did meet with the sub-committee but they did not work with them.

After some additional discussion a motion was made by Zeinstra supported by Schuitema to table this request until such time as the Township Board has acted upon the current rezoning request.
Yes - 6. No - 0. Absent - 1. Motion Carried.

Miscellaneous

LANDSCAPING REGULATIONS & STANDARDS

Mr. Nix stated that he thought it would be a good idea to hold a work session to discuss the Townships needs for more landscaping requirements.

After some discussion it was decided to hold a work session on Monday, November 3, 2003 at 5:00 p.m. at the Township Offices.

Adjournment

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

Bernie Schuitema
Planning Commission Secretary