

**BYRON TOWNSHIP PLANNING COMMISSION**  
**November 15, 2004**

**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 November 15, 2004, at the Byron Township Offices, 8085 Byron Center Avenue, SW Byron Center, Michigan 49315.

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

Prayer was offered by Mr. John Stone

**APPROVAL OF MINUTES**

A motion was made by Zeinstra supported by Van Singel that the minutes of the October 18, 2004 meeting be approved as written. Yes - 5. No - 0. Absent - 1. Abstained - 1. (Stone absent from October meeting). Motion Carried.

The building inspectors report was received and placed on file.

**SITE PLANS**

A motion was made by Stone supported by Gritter that the following site plans be approved as per the Township Planner's conditions as stated.

**Site Plan 04-24: Nederveld Associates (DeVries Dental) with the following conditions:**

1. Exhausting all reasonable efforts to secure site access from any location except 84<sup>th</sup> St.
2. Posting a letter of credit with the Township Clerk in a amount equivalent to the cost of preparing and paving the parking area.
3. Site drainage must be approved by the Township Engineer.
4. Approval by the Township Engineer for utilities and drainage.
5. Permitting a cross-access easement to accommodate any future traffic from adjacent property to minimize curb cuts.

**Site Plan 04-25: Woodward Baptist Church as presented.**

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

**Set Public Hearing – Southside Ice Center – special land use request for property located at 500 – 100<sup>th</sup> St. SW**

An application for special land use for the property located at 500 - 100<sup>th</sup> St. SW was reviewed.

A motion was made by Slot supported by Zeinstra to set a public hearing for the next regular meeting to be held on December 20, 2004.

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

**Set Public Hearing – DeKleine Builders - rezoning request for property located at 1140 - 64<sup>th</sup> St. SW**

An application for the rezoning request for the property located at 1140 - 64<sup>th</sup> St. SW was reviewed.

A motion was made by Slot supported by Gritter to set a public hearing for the next regular meeting to be held on December 20, 2004.

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

**Public Hearing – Nederveld Associates, Inc. – request to rezone property located at 10491 Division Ave. SW and 10495 Division Ave. SW from R-A Rural Agriculture to D-1 Industrial.**

Chairman Gould declared the public hearing open for Nederveld Associates. Dutch Zeinstra read the public notice and affirmed that the notice was published twice in the South Advance and mailed to all property owners within 300 feet of the proposed property.

Chad Everts from Nederveld Associates was present on behalf of Midway Motor Homes potential owners of the property. He stated that the both parcels equal about 38 acres. They would like to use the property for a proposed motor home sales and service.

Mr. Nix reviewed his memorandum dated November 9, 2004 of which a copy is attached and made part of these minutes. Mr. Nix commented that this is compliant with the plan and is consistent with development patters in the vicinity including the Master Plans of adjacent communities and suggest that the Planning Commission recommend approval of the rezoning application to the Township Board.

Chairman Gould opened the hearing to the public.

Before public comments were taken a letter was read by Zeinstra from Glenn & Vera Rosenberger opposing this rezoning request.

**Steve Ferris – 10595 Division Ave.** was wondering if there were any plans in the future to have water and sewer in that area.

**Art MacDonald – 8760 Burlingame Ave. SW** was concerned about the water & sewer in that area, and stated that traffic is always a concern for the neighboring people.

No further public comments were made.

Chairman Gould declared the public hearing closed.

Chairman Gould asked Mr. Nix to address the question about future water and sewer in that area.

Mr. Nix stated that water and sewer in that area is a few years away. It could possibly be served by Dorr Township.

Chairman Gould commented he would like to see this request come as a PUD and not a straight rezoning. If we do a straight rezoning and someone else takes possession of that property and its demands are higher for water and sewer we would have to deal with it. With a PUD it would have to stay a motor home sales & service.

After some additional discussion a motion was made by Zeinstra supported by Stone to table this request until the December 20, 2004 meeting for the purpose of giving the applicant time to consider rezoning as a PUD.

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

**Public Hearing – Saint Mary’s Health Care to rezone property located at 2369 – 64<sup>th</sup> St. Sw from R-R Rural Residential to O-S Office Service PUD Planned Unit Development.**

Chairman Gould declared the public hearing open for Saint Mary’s Health Care. Dutch Zeinstra read the public notice and affirmed that the notice was published twice in the South Advance and mailed to all property owners within 300 feet of the proposed property.

Debbie Stiemann, Vice President of strategic advancement for Saint Mary’s Health Care was present and stated their excitement concerning this project. She also thanked the local community for their support and encouragement. She proceeded to explain as to what will be available for the community. The proposed Health Care facility would have doctor’s offices, imaging, urgent care services, clinical labs, physical rehabilitation, out patient services, pharmacy and healthy lifestyle programs. This would be in the first phase. These services may be expanded in future phases. Only out-patient service will be available. Studies show that 90% of patient needs can be met on an out-patient basis.

Gordon Peck, architect with Trinity Design for Saint Mary's presented the site plan to the Planning Commission. He stated that the main access to the health facility will be from 64<sup>th</sup> St. There will be no access from Byron Center Ave. The building will be nestled in the hill, with an upper & lower level. He also commented that the facility will offer other amenities that may be used by the public. It will feature at least three large meeting rooms that may be used at times for community needs. There will be a restaurant on site that will cater mostly to patients, families and health care employees on campus. There will also be a walking trail around the property.

Mr. Nix reviewed his memorandum dated November 9, 2004 of which a copy is attached and made part of these minutes.

Chairman Gould opened the hearing to the public.

**John Van Singel – 2110 Pleasant Pond** – commented that he is very interested in this project. Also is a little concerned about the added traffic on 64<sup>th</sup> St. which is in need of repair already.

**Art Mac Donald – 8760 Burlingame Ave. SW** – has some concerns about the traffic as well. He is in favor of this type of facility coming into our community.

**Joe Bosma – 1871 - 64<sup>th</sup> St. SW** - was wondering what the master plan is for the property east to Burlingame.

No further public comments were made.

Chairman Gould declared the public hearing closed.

Chairman Gould asked Mr. Nix to respond to the questions that the public had. He stated that this area is for residential growth & development and utilities are available in that area. This area could have apartments, single family homes etc. In response to the condition of 64<sup>th</sup> St. we as a Planning Commission have no control over that. A suggestion can be made to the Kent County Road Commission of our needs. That's about all we can do. Since 64<sup>th</sup> St. is not a through street traffic should not be too bad.

Chairman Gould asked about the finances.

Debbie Stiemann responded by saying that they have building funds ready to be used. There will be no problem in this area.

Dutch Zeinstra commented that this will be a real asset to the community.

After some additional discussion a motion was made by Slot supported by Van Singel to recommend approval from the Township Board to rezone the property located at 2369 –

64<sup>th</sup> St. from R-R Rural Residentail to O-S PUD Office Service Planned Unit Development as it is consistent with the Master Plan.

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

### Miscellaneous

#### **- Landscape Regulations**

- **Township Attorney Telman** explained amendment changes that should be made to the Township Zoning Ordinance. Amendments to Section 23.1 (4), 23.2 (1) and (3), Section 23.4.

A motion was made by Zeinstra supported by Van Singel to set a public hearing for the next regular meeting to be held on December 20, 2004.

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

#### **- November 3, 2004 Joint Meeting with Jamestown**

### Adjournment

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

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

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Bernie Schuitema  
Planning Commission Secretary