

BYRON TOWNSHIP PLANNING COMMISSION
February 16, 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 February 16, 2004, at the Byron Township Offices, 8085 Byron Center Avenue, SW Byron Center, Michigan 49315.

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

Prayer was offered by Mr. Maynard Van Singel

APPROVAL OF MINUTES

A motion was made by Schuitema supported by Stone that the minutes of the January 19, 2004 meeting be approved as written. Yes - 4. No - 0. Absent - 2. Abstained - 1 (Maynard Van Singel) absent from the January 19, 2004 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. Stone that the following site plan **Site Plan 04-0:1 Village West at Railside** be approved subject to final engineering review and planning review including submission of a landscape plan to be reviewed by staff. A copy of the Township Planners recommendations in a Memorandum dated February 10, 2004 is hereby attached and made part of these minutes. Yes - 5. No - 0. Absent - 2. Motion Carried.

Set Public Hearing - Consumers Energy special use request to erect an electric sub-station for the property located at 2309 - 64th St. SW.

An application for a special use request for property located at 2309 - 64th St. SW was reviewed.

After some discussion a motion was made by Mr. Stone supported by Mr. Van Singel to set a public hearing for the next regular meeting to be held on March 15, 2004. Yes - 5. No - 0. Absent - 2. Motion Carried.

Set Public Hearing - NTB special use request to continue the use of Lot 1 for parking in Piedmont Industrial Park located at 8440 Piedmont Industrial Park.

An application for special use for property located at 8440 Piedmont Industrial Dr. was reviewed.

After some discussion a motion was made by Mr. Stone supported by Mr. Van Singel to set a public hearing for the next regular meeting to be held on March 15, 2004.

Yes - 5. No - 0. Absent - 2. Motion Carried.

To Set Public Hearing - Holland Home (Hospice of Holland) final PUD Site Development for property located at 8149 Pfeiffer Farms Dr. & 8214 Pfeiffer Farms Dr.

An application for final PUD Site Development plan was reviewed for property located on Pfeiffer Farms Dr.

After some discussion a motion was made by Mr. Schuitema supported by Mr. Van Singel to set a public hearing for the next regular meeting to be held on March 15, 2004.

Yes - 5. No - 0. Absent - 2. Motion Carried.

To Set Public Hearing - Center Park Developers change to the final PUD site plan for property located at Center park Development

An application for a change to the final PUD site plan was reviewed for property located at Clyde Park & 84th St. (Center Park Developers).

After some discussion a motion was made by Mr. Slot supported by Mr. Schuitema to set a public hearing for the next regular meeting to be held on March 15, 2004.

Yes - 5. No - 0. Absent - 2. Motion Carried.

To Set Public Hearing - Pulte Land Company LLC rezoning request for property located at 7330 Burlingame Ave. SW

An application for a rezoning request for property located at 7330 Burlingame from R-S Suburban Residential to R-S Suburban Residential Planned Unit Development was reviewed.

After some discussion a motion was made by Mr. Van Singel supported by Mr. Stone to set a public hearing for the next regular meeting to be held on March 15, 2004.

Yes - 4. No - 1(Schuitema). Absent - 2. Motion Carried.

Williams Sand Mine - renewal of permit (tabled from the January 19, 2004 meeting).

A motion was made by Mr. Slot supported by Mr. Stone to remove this request from the table for discussion.

Yes - 5. No - 0. Absent - 2. Motion Carried

Mr. Bob Goodheart from Pathfinder Engineering, Inc. was present and stated that he was at the December meeting and there were some issues that were unclear to the Planning Commission and unclear to himself as well. On a map made available by Mr. Goodheart he pointed out to the Planning Commission members the reclamation area of the sand mining, the potential depth of the over excavation area, the boundary of the 2004 excavation area, the location of the fence that was placed on the property, the location of the existing stone pile and the area to be used as an operation area and storage of material.

Mr. Schuitema asked Mr. Goodheart if a 2 month time period with the stone crusher is sufficient to take care of the over burden and rocks.

Mr. Goodheart felt it would be a sufficient amount of time.

Also discussed were the hours of operation. Mr. Goodheart said it would probably be Monday thru Friday from 7:00am - 5:30pm.

After further discussion a motion was made by Mr. Schuitema supported by Mr. Slot to renew the William Sand Mine permit for another year with the stipulation that the hours of operating the stone crusher be 7:00am to 5:30pm Monday thru Friday, notification must be made to the Township Building Inspector the day the stone crushing process begins, with a 60 day consecutive limit, and the applicant must come back to the Planning Commission in December 2004 for another renewal request for the year 2005. Yes - 5. No - 0. Absent - 2. Motion Carried.

Public Hearing – Byron Community Ministries – request to amend the final PUD Site Plan for property located at 8250 Byron Creek Dr.

Chairman Gould declared the public hearing open for Byron Community Ministries. Bernie Schuitema read the public notice and affirmed that the notice was published once and mailed to all property owners within 300 feet of the proposed site.

Stan Jager was present on behalf of Byron Community Ministries and stated that he is pleased to say that they are in need of adding on to their present facility. Their purpose is to help and assist those in need in this community. At the present they serve 165 families a month who are in need of food, clothing etc. They are proposing to add on to the north side of the present building.

Mr. Nix reviewed his memorandum dated February 11, 2004 of which a copy is attached and made part of these minutes. Mr. Nix stated that the proposed expansion is consistent with the original approved PUD plan and no additional parking lot lighting or parking spaces are needed.

Chairman Gould opened the hearing to the public.

No public comments were made.

Chairman Gould declared the public hearing closed.

After some discussion a motion was made by Mr. Stone supported by Mr. Van Singel to approve this request as submitted.

Yes - 5. No - 0. Absent - 2. Motion Carried.

Public Hearing – Railside West Development (John Koetje) request to rezone property from R-A Rural Agriculture to R-S Suburban Residential for property located at 8020 Homerich & 8050 Homerich Ave. SW

Chairman Gould declared the public hearing open for Railside West Development. Mr. Schuitema read the public notice and affirmed that the notice had been published twice in the South Advance and mailed to all property owners within 300 feet of the subject property.

Doug Stalstonberg from Exxel Engineering was present to explain why they wish to rezone this property. He stated that the rezoning would affect approximately 90 acres and is located along the east side of Homerich Avenue, between 76th and 84th Street. The intentions are to develop the subject property and to eventually connect existing Byron Depot Dr. to Homerich Ave.

Mr. Nix reviewed his memorandum dated February 11, 2004 of which a copy is attached and made part of these minutes.

Chairman Gould opened the hearing to the public for comments.

Charlotte Crowley - 8050 Homerich stated very firmly that she wants to keep her property zoned R-A Rural Agriculture.

No further public comments were made.

Chairman Gould declared the public hearing closed.

Mr. Slot commented that he has been out to the subject property and the area is totally agriculture. He stated that he would have a problem putting something this big in this area.

Mr. Schuitema brought up the Goose Creek Sewer System. He felt this request is premature. This sewer system is not capable of accommodating the additional flows of the proposed single families homes.

After further discussion a motion was made by Mr. Schuitema supported by Mr. Slot to recommend to the Township Board denial of this rezoning request in light of the Goose Creek Sewer System issue and the property is not designated for residential growth in the master plan.

Yes - 5. No - 0. Absent - 2. Motion Carried.

Miscellaneous

No items for discussion.

Adjournment

A motion was made by Schuitema supported by Slot that the meeting be adjourned.

Yes - 5. No - 0. Absent - 2. Motion Carried.

Bernie Schuitema
Planning Commission Secretary