

BYRON TOWNSHIP PLANNING COMMISSION

June 21, 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 June 21, 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, Jeff Gritter, Tim Slot, and Dutch Zeinstra Absent: Maynard Van Singel. Also present were Township Planner Larry Nix, Township Attorney H. James Telman, Building Inspector Randy Zomerlei and Recording Secretary LaVonne Kuiper.

Prayer was offered by Mr. Seymour Gould

APPROVAL OF MINUTES

A motion was made by Schuitema supported by Gritter that the minutes of the May 17, 2004 meeting, the minutes of the Work Session held on May 25, 2004 and the minutes of the Special Meeting held on June 3, 2004 be approved as written. Yes - 5. No - 0. Absent - 1. Abstained - 1 (Dutch Zeinstra) absent from the May 17, 2004 meeting, and absent from the May 25, 2004 meeting. Motion Carried.

The building inspectors report was received and placed on file.

SITE PLANS

A motion was made by Slot supported by Gritter that the following site plans be approved as per the Township Planners conditions as stated:

Site Plan 04-03: Tom Niewiek with the following conditions:

1. A letter of credit or cash in the amount to cover the cost of preparing and paving the parking area shall be established with the Township Clerk.
2. Approval of the storm water system by the Kent County Road Commission.
3. Coordination with the Township Sewer and Water Administrator for utility service.
4. Kent County Road Commission approval of the S. Division and Matt Street curb cut improvements.

Site Plan 04-16: Great Northern Products with the following conditions:

1. A letter of credit or cash in the amount to cover the cost of preparing and paving the parking area shall be established with the Township Clerk.
2. Coordination with the Township Sewer and Water Administrator for utility

service.

3. Kent County Road Commission approval of the Byron Commerce Dr. curb cut.

A copy of the Township Planners recommendations for the above site plans are hereby attached and made part of these minutes.

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

Site Plan 04-14: Wolverine Building - Mr. Nix commented that since nothing new has been submitted this will remain on the table.

Set Public Hearing - Zion Christian School - special use request for additional building and parking lot for the property located at 7555 Byron Center Ave. SW.

An application for the special use request for the property located at 7555 Byron Center Ave. SW was reviewed.

Township Planner Larry Nix commented that Zion Christian School has purchased the property to the north of their site and they would like this property included in their request.

After some discussion a motion was made by Schuitema supported by Stone to set a public hearing for the next regular meeting to be held on July 19, 2004.

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

Set Public Hearing - Stanley Steemer (Greg Pucci) - request for the final site development plan approval for the property located at Pfeiffer Farms Dr. Parcel C.

An application for the final site development plan for property located at Pfeiffer Farms Dr. Parcel C was reviewed.

After some discussion a motion was made by Zeinstra supported by Gritter to set a public hearing for the next regular meeting to be held on July 19, 2004.

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

Set Public Hearing - Pete Bultsma - request to zone parcel from R-A Rural Agricultural to D-1 Industrial for property located at 396 - 84th St. SW. (Dome World).

An application for the rezoning request for property located at 396 - 84th St. was reviewed.

After some discussion a motion was made by Gritter supported by Slot to set a public

hearing for the next regular meeting to be held July 19, 2004.
Yes - 6. No - 0. Absent - 1. Motion Carried.

Set Public Hearing - Trinity Development - rezoning request from R-S Suburban Residential to R-U Urban Residential for property located at 8110 Burlingame Ave. SW.

An application for the rezoning request for the property located at 8110 Burlingame Ave. was reviewed.

After some discussion a motion was made by Zeinstra supported by Stone to set a public hearing for the next regular meeting to be held on July 19, 2004.
Yes - 6. No - 0. Absent - 1. Motion Carried.

Set Public Hearing - Maier Homes (Mark Maier) rezoning request from R-R Rural Residential to R-S PUD Suburban Residential Planned Unit Development for property located at 2092 - 76th St.

An application for the rezoning request for property located at 2092 - 76th St. was reviewed.

After some discussion a motion was made by Slot supported by Schuitema to set a public hearing for the August 16, 2004 meeting.
Yes - 6. No - 0. Absent - 1. Motion Carried.

Public Hearing - Pulte Land Company LLC request for the final PUD Site Development plan approval for the property located at 7330 Burlingame Ave. SW. and 1726 - 72nd St. SW

Chairman Gould declared the public hearing open for Pulte Land Company LLC. Bernie Schuitema read the public notice and affirmed that the notice was published once in the South Advance and mailed to all property owners within 300' of the proposed use.

Planning Commission member John Stone stepped down due to conflict of interest.

Jean Wodarek from Driesenga & Associates was present on behalf of Pulte Land Company. She stated the plans that were submitted do reflect the changes that were requested. The Road Commission, Drain Commission and the DEQ have seen the lay out of the streets & utilities and they are acceptable. Burlingame Ave. will receive road improvements and a center left hand turn lane will be put in. This is a single plat but will be done in two phases.

Bob Dunston from Pulte Land Company was also present to answer any questions.

Mr. Nix reviewed his memorandum dated June 16, 2004, of which a copy is attached and

made part of these minutes.

Chairman Gould opened the hearing to the public for comments.

No public comments were made.

Chairman Gould declared the public hearing closed.

The Planning Commission members felt that all the adjustments were made on the new plan.

After some additional discussion a motion was made by Slot supported by Gritter to recommend to the Township Board approval of the Preliminary Plat for Pulte Land Co. as per the Township Planners recommendations.

Yes - 5. No - 0. Absent - 1. Abstained - 1 (Stone). Motion Carried.

John Stone resumed his position on the Planning Commission.

Public Hearing - Railside West (John Koetje) rezoning request to rezone property from R-A Rural Agriculture to R-S Suburban Residential for the property located at 8174 Homerich Ave. SW (part of) and 8178 Homerich Ave. Sw (part of).

Chairman Gould declared the public hearing open for Railside West. Bernie Schuitema 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 site.

Rob Berends from Exxel Engineering was present to state why this rezoning request is needed. He commented that this property is located directly south of the existing Railside West development. Their intentions are to develop the subject property and to extend the existing street system south to serve several new lots.

Mr. Nix reviewed his memorandum dated June 16, 2004, of which a copy is attached and made part of these minutes.

Chairman Gould opened the hearing to the public.

John Bredeweg – 3365 - 84th St. questioned the property line of the project, and wanted to know if the stub street connects to his property.

No further public comments were made.

Chairman Gould declared the public hearing closed.

Mr. Nix addressed the question that Mr. Bredeweg asked about the property line. He

stated that the street shown on the plan does stub up to his property.

After much discussion a motion was made by Stone supported by Zeinstra to recommend approval of the Koetje rezoning to the Township Board because this request is consistent with the Township Master Plan, and the zoning matches the zoning to the north and the projected zoning to the east.

Yes - 5. No - 1 (Slot). Absent - 1. Motion Carried.

Public Hearing - Sleepy Hollow Pet Cemetery (David Fields) special use request for an expansion to the existing facility for property located at 2755 - 64th St.

Chairman Gould declared the public hearing open for Sleepy Hollow Pet Cemetery. Bernie Schuitema read the public notice and affirmed that the notice was published once in the South Advance and mailed to all property owners within 300 feet of the proposed site.

David Fields owner of Sleepy Hollow Pet Cemetery commented that basically this is a simple request. By adding on he would have room to keep everything in storage, and keep the place looking clean and neat.

Mr. Nix reviewed his memorandum dated June 16, 2004, of which a copy is attached and made part of these minutes.

Chairman Gould opened the hearing to the public for comments.

No public comments were made.

Chairman Gould declared the public hearing closed.

A comment was made that due to the lack of public comments he must be a good neighbor.

After some discussion a motion was made by Schuitema supported by Zeinstra to approve this special use request with the stipulation that the addition must be consistent with the existing building in height & appearance.

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

Railside West No. 3 - Preliminary Plat Approval

Mr. Nix reviewed his memorandum dated June 16, 2004, of which a copy is attached and made part of these minutes. Mr. Nix stated that he really has no firm recommendation at this time.

Due to many concern involved, it was recommended that the applicant withdraw his request, take time to investigate all areas of concern and resubmit a new application.

John Koetje asked to withdraw his application.

After much discussion a motion was made by Schuitema supported by Gritter to accept the withdrawal request.

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

Miscellaneous

Farrell Moore - Mr. Nix commented on the land use variance report. He stated that in conclusion the property commonly known as the Byron Hill Golf Course (east of Burlingame Ave.) can be used and developed as zoned.

A copy of Mr. Nix memorandum dated June 21, 2004, is attached and made part of these minutes.

A motion was made and supported to accept this report for the Zoning Board of Appeals.

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

Jamestown Township Joint Meeting –

Mr. Nix stated that the Jamestown Township Planning Commission desires to have a joint meeting with the Byron Township Planning Commission to discuss future plans for the area and the growth pressure caused by the M-6 project.

Mr. Nix stated that he and Mark Sisson's, the Planning Consultant for Jamestown Township will work out an agenda, and set the time and location. Tentative date set was August 4, 2004.

Campbell Co. –

Mr. Nix stated that they are still on target to build on the Accorsi Parcel. They are working on financing, etc. No plans have been submitted to the Building Department.

Landscaping Regulations –

Mr. Nix gave each of the Planning Commission members a copy to review. It will be discussed at the July meeting.

Adjournment

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

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

Bernie Schuitema
Planning Commission Secretary