

BYRON TOWNSHIP PLANNING COMMISSION

May 2, 2005

7:00pm

SPECIAL MEETING

MINUTES

CALL TO ORDER, ATTENDANCE & PRAYER

Chairman Seymour Gould called a special meeting of the Byron Township Planning Commission to order at 7:00 p.m. on May 2, 2005, at the Byron Township Offices, 8085 Byron Center Avenue, SW Byron Center, Michigan 49315.

Commission members present were: Seymour Gould, Bernie Schuitema, Jeff Gritter, Carroll Elenbaas, Dutch Zeinstra, Tim Slot, and John Stone. Also present were Township Planner Larry Nix, and Recording Secretary LaVonne Kuiper.

Prayer was offered by Mr. Tim Slot

Public Hearing – Carlisle Crossings (DeKleine Builders) – rezoning request for the property located at 1162 – 76th St. SW & 1280 – 76th St. SW from D-1 Industrial to MFR PUD Multi Family Residential Planned Unit Development.

Chairman Gould declared the public hearing open for Carlisle Crossings. 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.

Don DeGroot from Exxel Engineering was present on behalf of Jay DeKleine. Also present were Jeff Diemer from DeKleine Builders & Jay DeKleine. Don explained where this project is located and commented the property is vacant except for the existing 8' wide public bike path connecting 76th St. to the Douglas Walker Park to the south. The land has gently rolling terrain and is partially wooded. It includes approximately 7.3 acres of regulated wetland, and is traversed by the Winchester (Kent County) Drain and a 15" sanitary sewer line. There is a 20" watermain in 76th St. adjacent to the site, and 76th St. is designated as a Kent County Primary Road. It is apparent this site does meet the qualifying conditions for a PUD development and considering the trends occurring in the neighborhood and the community it seems reasonable to regard this site as a prime candidate for a development of this type of use. Buildings T1 and T2 which are located along 76th St. meet the setback requirement of 60' from street right-of-way and a 50' setback, with a total of 110' setback from street center line. The existing public bike path is considered to be an asset to this type of community contemplated for the site, yet is also considered very important in the design process to maintain a degree of privacy with in the development. In order to accomplish this, the plan includes the abandonment of a portion of the bike path in the areas where it is presently located within the near rear yard areas of the proposed home sites. A proposed new 8' public bike path will be located along side one of the main drives within the development and re-connected to the existing

path near the southeast corner of the site to maintain the continuity of passage through the site as before. Jeff Diemer was called upon to explain what the proposed buildings will look like. He stated there will be a variety of architectural styles, designs and colors. The townhouses will be one, two and three story choices, located in structures of 2 – 8 dwelling units per structure. Don DeGroot also commented the landscape boulevard island has been incorporated in the plan from 76th St. to the community center to both separate incoming and outgoing traffic while at the same time providing an aesthetically pleasing entrance to the development. All regulated wetland areas will be left intact, except for two crossings at the narrow portion of the wetland corridor and for creating walking paths, as shown on the plan, subject to approval by the MDEQ.

Mr. Nix reviewed his memorandum dated April 20, 2005 of which a copy is attached and made part of these minutes.

Chairman Gould opened the hearing to the public.

Sue Kaechele – 2030 - 76th St. SW commented she submitted a letter she thought would be read at tonights meeting but stated that you don't have to bother reading the letter as long as each of you have read the letter. Sue continued to say that she has heard a lot about DeKleine Builders and have heard nothing but good comments. It is her understanding that this property has been for sale for a long time. Would this development benefit the community, would we need wider roads and does it affect the school system. Your community doesn't want this. It seems that every square inch has to be developed, are you afraid you'll get sued by developers if they don't get what they want. With all this building going on do we need additional help in the Building Department, and what about the reduction in the fire department? Vandalism is a big concern. With a cemetery adjacent to the property it is a prime target. Please look at the big picture.

William Tuinstra – 7583 Sierrafield Dr. commented that he examined the plan closely. He has a concern about part of the Kent Trails going through the new development. People walk their dogs on this trail and can you imagine the uproar when people don't clean up after their dogs. Also with the increase in the population of the Township is there long range planning being considered for a safer path to Whistlestop Park. At the present there is only a 2' wide strip along 76th St. This is very dangerous. As a resident living across the street from the proposed development he is in favor of this rezoning. He would rather have this than Industrial.

No further public comments were made.

Chairman Gould closed the public portion of the meeting.

Items discussed by the commission members were the 20' bike path easement, if it is

possible to leave the bike path as it is, problem with people parking within the development and using the bike path, people walking their dogs through the development and if their will be rental units. Jay DeKleine commented that at times this does occur. If a home owner is out of town for 6 months to a year he will rent out his/her unit. Also discussed were the buffer, berm, and type of trees to be used in the landscaping areas and if play areas were being considered. Another area of concern was the number of units with only one entrance & exit.

Jay DeKleine commented that if they do plan to extend the Kent Trails to Whistlestop Park he would be very interested in being involved with that project.

Gould shared his concern with the parallel parking located along the main entrance boulevard. Twenty feet seems like a lot but when it snows where do they go with it. And if there are cars parked there it is a problem.

Jay DeKleine commented that snow removal is a big problem in condo developments. But the parallel parking is for guest parking and we do not allow any over night parking.

Gould commented that we have had a lot of stuff thrown at us tonight and sometimes it's hard to digest it all.

Gould asked Mr. Nix if it would be possible for him to sit and talk to the applicant and come up with some ideas as to what to do with some of these concerns.

Gould addressed the concerns that Sue had earlier. This will enhance the community. It is better than Industrial business coming in at this location and running 7 days a week with a lot of noise. We can't stop future development, and in regards to affecting the school, condos generally contain less school age children than single family homes.

After much discussion a motion was made by Slot supported by Zeinstra to table this rezoning request until the next regular meeting to be held on May 16, 2005.

Yes - 7. No - 0. Motion Carried. Request tabled.

Public Comments

No public comments were made.

Miscellaneous

Chairman Gould stated that he had two letters to be read to the public. But per the request earlier in the meeting the letter from Sue Kaechele was not read but is attached and made part of these minutes.

Bernie Schuitema then read a letter from Howard & Gloria Voss who resides at 6270 Ivanrest. That letter is also attached and made part of these minutes.

Adjournment

A motion was made by Stone supported by Gritter that the meeting be adjourned.
Yes - 7. No - 0. Motion Carried

Bernie Schuitema
Planning Commission Secretary