

BYRON TOWNSHIP PLANNING COMMISSION

**June 18, 2007
5:30 p.m.**

SPECIAL WORK SESSION MEETING MINUTES/REPORT

CALL TO ORDER

Chairman Dutch Zeinstra called the special Work Session of the Byron Township Planning Commission to order at 5:30 p.m., on Thursday, June 18, 2007, at the Byron Township Offices, 8085 Byron Center Avenue SW, Byron Center, Michigan 49315.

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

Chairman Dutch Zeinstra commented that the facts and ideas from the last work session regarding the Master Plan were reviewed and these ideas were put down and now the Planning Commission would like to ask each of the Township Board members their opinions of the proposed changes to the Master Plan.

Chairman Zeinstra commented the first area up for discussion is **Wilson & 64th St.** He asked the Township Board if they like the proposed change or if they don't like it.

Paul Nevins stated he likes the change but water/sewer is the biggest concern.

Joel Hondorp commented the water/sewer issue seems to be picking up steam with Jamestown Township. They are showing some interest regarding the utilities. He felt a Mixed Use PUD is a good term. This gives a lot of freedom and options.

Carol Houseman stated with the mixed use it opens up for other options. We will be looking at the Master Plan in 5 years again anyway. She is comfortable with the revised map showing a portion of the 64th Street corridor as Mixed Use PUD.

Norm Wustman says he looks at this a little bit differently. He considers the owners of the land and the value of their property. He is comfortable with the proposed Mixed Use PUD.

Tim Slot is also in agreement with the revised map but feels that the southwest corner should go further down, 4 or 5 parcels down. It's okay for now.

Larry Boomsma - 4400 - 64th St. felt this revision is only a baby step. Why such a little piece on the north side on M6. The City of Wyoming is willing to support the utility system. He felt we should plan for it now and go further to the west. They have already been hit with property values. Please expand the area and plan for it now.

Audrey Nevins agrees with a Mixed Use PUD on the north side. That way we can have a combination of uses. She is not opposed at all to flipping this over to the north side like the south side. She supports the whole other side Mixed Use PUD.

Chairman Zeinstra then proceeded to discuss the area of 84th & Clyde Park. He commented when they met with the Township Board it was the consensus at that time to leave this area as Office Service. They wanted to keep commercial off this area. Larry redid this and left it as it was.

Paul Nevins commented he was fine with this.

Joel Hondorp stated he does not want to see another 28th St. along this corridor. The southwest corner was rezoned for the future Builders Village. If the other corners go Commercial there will be strips in between. He suggested that maybe just the four corner along Clyde Park be Commercial.

Carol Houseman commented that she pulled up the current Master Plan and all four corners are Master Planned Commercial. What was the reason to change this to Office Service.

Norm Wustman stated that he agreed with Joel's comments.

Tim Slot commented he would like more of a Commercial Mixed Use. We could do it in a way that would not be like 28th St. Maybe putting a road in the back similar to 29th St. would be an option.

Audrey Nevins stated that she supports commercial on all four corners in this area. There could be a nice commercial project located in this area.

Abe VanderWoude - 8530 Clyde Park Ave., commented on his concerns regarding this area. He would like to see all four corners be Master Planned Commercial. He stated that zoning is supposed to protect a property owner. But if this area is Master Planned Office Service you are going backwards. Developers look for property that is Master Planned Commercial. Why change the east side and not the west side. All areas are buildable. If this land can be used for office it can also be used for commercial. He stated that all nine of the property owners want it to stay Master Planned Commercial.

Next area up for discussion was **Division Ave from 84th St. from 100th St.** Chairman Zeinstra stated that the Board seemed to agree that this area includes many scenic and rural features that should be reserved, but that it is not likely to change considerably in the future due to wetland presence and other environmental obstacles to intense development. It was suggested that the future land use designation be adjusted from Rural Conservation to Suburban Residential.

Paul Nevins – no problem

Joel Hondorp – no problem

Carol Houseman – no problem

Norm Wustman – no problem

Tim Slot – good idea

Audrey Nevins – good idea

Going on to the next area of concern is **100th St. & Clyde Park** Dutch Zeinstra commented that it was suggested at the joint meeting held earlier that the western portion of the Office Service/Commercial PUD area along the north side of 100th St. be Rural Conservation.

Paul Nevins – good idea

Joel Hondorp – ok with it for now but more than likely we will probably be looking at this sooner than what we think.

Carol Houseman – no problem

Norm Wustman – no opinion

Tim Slot – likes this better

Audrey Nevins – agrees with Tim she likes this better.

Chairman Zeinstra stated the next area has been very challenging. Despite all the discussion it appeared the Board and Planning Commission did not come to a consensus on the desired future of this area. Dutch explained that Mr. Nix and Brian Wegener have come up with three Options for our discussion.

Option A: The first approach may be to make no changes to the future land use framework expressed in the draft Master Plan. This alternative takes into consideration that the Master Plan Advisory committee dedicated months to the preparation of the Master Plan, but fails to acknowledge some of the concerns that surfaced at the joint meeting on May 21st.

Option B: The second approach may be to designate the eastern half of the northwest corner of Byron Center Ave. and 64th St, as Commercial PUD and delete the MFR designation altogether and keep the Office Service PUD designation for the remaining parcels. This approach would provide for retail and commercial services at the interchange while buffering residential uses to the south with lower impact office development. The office service narrative as currently drafted would allow up to 15% of land or floor area in an office development to be small scale service and retail uses. A disadvantage to this alternative is that the parcel area designated for commercial land use is large enough to accommodate big box development which is not desired by Township residents.

Option C: The third option may be to designate the subject area Office Service PUD and add specific text to the Office Service narrative describing the subject area. The text may describe any desired future for the area.

Chairman Zeinstra asked the Township Board which of the options they liked.

Paul Nevins asked which option would allow for a service station?

Chairman Zeinstra commented that none of the options allow for a service station.

Paul Nevins commented that we need an Option D.

Joel Hondorp would like to see this area also with a mixed use. If we go with PUD we can control what goes in at that location. Maybe like the 64th & Wilson type option with Mixed Use.

Carol Houseman stated this area is a gateway to Byron Center. We have to look at the possible uses here very closely. She is in favor of Mixed Use PUD so the Township can control it.

Norm Wustman commented he has no problem with commercial. He feels however the property owners can come out financially is the way to go.

Tim Slot is all for commercial PUD.

Audrey Nevins echoed Tim's comment. She stated that 84th & 131 is also considered a gateway into Byron Center. That's all commercial. She then complimented the Planning Commission for taking MFR out of the 64th & Byron Center Ave., area.

James Telman stated he highly recommends that the Township Board direct the Planning Commission to Master Plan this area Commercial.

Mr. & Mrs. Boverhof – 6419 Byron Center Ave., commented that this corner could be cleaned up with landscaping etc. with a nice project coming in. Something that will be a service to the people as well as a tax revenue from a business.

It was recommended that the Planning Commission go over this area again and come back with another recommendation.

Paul Nevins stated that all recommendations should come in a form of a PUD. The Planning Commission has done a marvelous job in keeping Byron Township looking like Byron Township.

The meeting adjourned.