

BYRON TOWNSHIP PLANNING COMMISSION

July 21, 2008

MINUTES

CALL TO ORDER, ATTENDANCE & PRAYER

Vice Chairman Seymour Gould called a regular meeting of the Byron Township Planning Commission to order at 7:00 p.m., on Monday, June 16, 2008, at the Byron Township Offices, 8085 Byron Center Avenue SW, Byron Center, Michigan 49315.

Commission members present were: Seymour Gould, Jeff Gritter, James Faber, John Stone and Mike Marshall. Absent: Dutch Zeinstra and Tim Slot. Also present was Township Attorney James Brown, Township Planner Larry Nix, Building Inspector Randy Zomerlei and Recording Secretary LaVonne Kuiper.

Prayer was offered by Seymour Gould.

APPROVAL OF MINUTES

A motion was made by Stone supported by Marshall that the minutes of the June 16, 2008 meeting be approved as written.

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

PUBLIC COMMENTS

No public comments were made.

BUILDING INSPECTOR REPORT

The building inspectors report was received and placed on file.

SITE PLANS

Mr. Nix reviewed his memorandum dated July 10, 2008 for **Site Plan 08-13: AM Group LLC (Pace Trailer)** located at 8685 Byron Commerce Drive of which a copy is attached and made part of these minutes. Mr. Nix stated Exxel Engineering has submitted a site plan to establish a truck trailer parking area along the west side of Byron Commerce

Drive in the Byron Commerce industrial park. The lot would be used to park semi trucks and trailers associated with the Pace Trailer establishment along the opposite side of the street. It is recommended that the site plan be approved subject to the following conditions:

1. A revised site plan shall be submitted depicting parking space delineation and maneuvering aisle width.
2. A financial guarantee shall be provided equal to the cost of preparing and paving the parking area illustrated on the site plan. The Township Engineer shall determine the amount.
3. Any comments of the Township Engineer shall be addressed and any requirements of the Township Engineer shall be met.

Don DeGroot from Exxel Engineering was present on behalf of AM Group LLC and commented that the purpose for this parking area is for the storage of empty trailers. They would park these trailers four or five deep and he is not sure how this would impact one of the conditions stated by the planner.

Larry Nix responded by saying he misunderstood and did not realize that this would be for empty trailer storage. The first condition could be deleted.

Gritter thought the aisle ways should still be marked, just for safety purposes. They should have designated aisles.

Gould agreed with Gritter that aisles should be clearly marked. He also asked as to what type of surface material will be used.

Don DeGroot stated that in the past they do a blacktop/gravel/sand mixture. With the trailers being empty they do not have a lot of weight. This has proved effective at other locations.

Faber commented if this is approved tonight for Pace Trailer and say in the future it changes hands to someone else. Today we have empty trailer but who know what we will have in the future.

After some additional discussion a motion was made by Gritter supported by Faber to approve **Site Plan 08-13** for AM Group LLC with the following stipulations:

1. This lot is to be used for empty trailer storage only.
2. A plan must be submitted showing designated aisles/fire lanes.

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

To Set a Public Hearing - No applications were submitted.

Just Properties LLC (Ric Johnston to rezone property located at 7164 Clyde Park Ave., SW (portion of) and 7160 Clyde Park Ave. SW from R-U Urban Residential to D-1 Industrial. (Tabled at the January 21, 2008 meeting.)

Larry Nix commented that this should remain on the table. They are working with the lawyers and hopefully can submit a completed package soon.

Miscellaneous

□ **TOWNSHIP BOARD**

Tim Slot was absent no report given.

□ **ZONING BOARD OF APPEALS**

Seymour Gould stated it has been a little quiet lately. One of the variance request that we heard was for the property located at 1420 – 92nd St. to convert an old barn into a house. It is a unique idea and the variance was granted but it was not a unanimous vote.

□ **DAY CARE CENTER (MASTER PLAN LANGUAGE)**

This is an item that has been discussed before which lead to the inclusion in the 2007 Master Plan to permit Day Care Centers as a special land use within residential districts when the location fronts on a major thoroughfare. He suggested that the following language be added to Section XVIII. See Larry Nix's memorandum which is attached and made part of these minutes. Larry Nix stated that if this is acceptable Jim Brown can put this in draft form for the Planning Commissions review. Various items that were discussed were the fence height and the required setbacks from the road. Jeff Gritter commented that there is a Day Care Center on 68th St, between Kalamazoo Avenue and Hanna Lake Rd. It was suggested that the Commission members ride by this site. This site does have the 35' front yard setback.

Larry stated that a decision did not have to be made now. He suggested riding past the Day Care Center on 68th Street. This can be discussed again next month.

□ **NON-PAVED STORAGE AREAS**

Larry Nix stated that everyone should have received a copy of Mr. Brown ordinance to include language for outdoor storage areas. Neither of these two issues are pressing. It was suggested to discuss this next month and set both for Public Hearing in September.

John Stone stated the issue here is dust control and something should address this item specifically.

□ **PORTABLE STORAGE UNITS**

Mr. Nix commented that Brian Wegener has questioned if the Township has any ordinance's regarding this type of unit. They are becoming more popular and you see many units sitting at one location for a number of days.

Attorney Brown stated this has been a popular item and has been working on language for various municipalities. He said he would provide a copy of what he has already written up and this can be discussed at next months meeting.

□ **WIND ENERGY CONVERSION SYSTEMS**

Larry Nix reviewed his memorandum dated July 10, 2008 of which a copy is attached and made part of these minutes. Larry stated this is something we will have to act on and we should be prepared to address this issue.

□ **SIERRAFIELD CONDO DEVELOPMENT**

Larry stated that they have modified their plans and would like to erect 81 units instead of 83. All the setback have been met and it is a reduction in density.

After some discussion a motion was made by Gritter supported by Faber to approve this as a minor change.

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

Adjournment

A motion was made by Stone supported by Gritter that the meeting be adjourned.
Yes - 5. No - 0. Absent - 2. Motion Carried

Jeff Gritter, Secretary
Byron Township Planning Commission