

BYRON TOWNSHIP PLANNING COMMISSION

August 18, 2008

MINUTES

CALL TO ORDER, ATTENDANCE & PRAYER

Chairman Dutch Zeinstra called a regular meeting of the Byron Township Planning Commission to order at 7:00 p.m., on Monday, August 18, 2008, at the Byron Township Offices, 8085 Byron Center Avenue SW, Byron Center, Michigan 49315.

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

Prayer was offered by Dutch Zeinstra.

APPROVAL OF MINUTES

A motion was made by Marshall supported by Gritter that the minutes of the July 21, 2008 meeting be approved as written.

Commission member Gould commented that a follow up to Site Plan 08-13 should be done to make sure that a revised site plan be submitted showing designated aisles/fire lanes before any permits can be issued. To date no plans have been submitted.

Yes - 5. No - 0. Absent - 0. Abstained - 2 (Slot & Zeinstra absent from July meeting)
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 August 7, 2008 for **Site Plan 08-14: Saint Sebastian Church** located at 9408 Wilson Avenue of which a copy is attached and made part of these minutes. Mr. Nix stated a site plan has been submitted to establish a new 61 space parking area west of the church facility which was built in 2006. The proposed parking area would be connected to an existing parking area. Additional curb cuts and driveways are not proposed. The parking lot would be located approximately 200 feet from Wilson Avenue and is not likely to be visible from the road. The parking lot surface would be asphalt, as required in Section 16.4 (1). Four new light poles would be 18' in height, in compliance with Section 16.7 (1). Landscaping is not required for the parking area and additional signage is not proposed. The Township Engineer reviewed the site plan and had several concerns relating to drainage of the church building and the proposed parking area. It appears that these concerns can be addressed by the applicant without much difficulty. He is recommending site plan approval subject to the following conditions:

1. A revised site plan shall be submitted showing parking space dimensions and maneuvering aisle width, with accurate scaling, in compliance with Section 16.2.
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.

Commission member James Faber commented that this is a good place to start suggesting to people to use energy efficient lighting.

Larry Nix stated that there are no standards set now in the zoning ordinance and nothing has been updated since energy conservation has become a popular topic. We can suggest that people use energy efficient lighting but there are no standards to make this a directive.

Seymour Gould felt that Jim had a good point. Maybe we can incorporate this into the site plan approval. If everyone thinks this is a good idea we should set something up.

Chairman Zeinstra stated that we already require downward lighting and do have standards set for that.

Another concern that was discussed was the drainage issue. They want to make sure this issue is addressed.

After some additional discussion a motion was made by Stone supported by Slot to approve **Site Plan 08-14** with the following conditions:

1. A revised site plan shall be submitted showing parking space dimensions and maneuvering aisle width, with accurate scaling, in compliance with Section 16.2.
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. Township Engineer concerns shall be addressed and requirements of the Township Engineer shall be met.

Yes - 7. No - 0. Motion carried. Site Plan 08-14 approved.

To Set a Public Hearing – Robert & Pamela Smith – requesting a special use permit to open a dog day car facility for the property located at 4188 - 104th St.

An application for Robert & Pamela Smith was reviewed.

A motion was made by Slot supported by Gould to set the public hearing for September 15, 2008.

Yes - 7. No - 0. Motion carried.

To Set a Public Hearing – Robert VanderVeen requesting to rezone property located at 8824 S. Division from R-A Rural Agricultural to R-S Suburban Residential.

An application for Robert VanderVeen was reviewed.

A motion was made by Stone supported by Gould to set the public hearing for September 15, 2008.

Yes - 7. No - 0. Motion carried.

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.

Miscellaneous

□ TOWNSHIP BOARD

Tim Slot was absent from the Board meeting. No report was given

□ ZONING BOARD OF APPEALS

Seymour Gould commented that things have been a little quiet but still dealing with the property on Burlingame Ave. and M-6 requesting two billboards.

□ DAY CARE CENTER (MASTER PLAN LANGUAGE)

Larry Nix provided a memo with the requested information regarding the size of a day care in the metro area.

Attorney Jim Brown has provided information along with a draft ordinance pertaining to Child Care Centers. A copy of that draft resolution is attached and made part of these minutes. Various items of concern were discussed by the commission members.

Attorney Jim Brown will provide a draft ordinance changing some of the language. Since there is no hurry this can be discussed at the September meeting and possible set a public hearing for October.

□ **NON-PAVED OUTDOOR STORAGE AREAS**

Larry Nix stated that Jim Brown has provided a proposed zoning ordinance amendment for outdoor storage areas in D-1 Districts. One of the big concerns of the Planning Commission members was dust control. What ever surface is put down has to work or the Planning Commission can require someone to change the surface used.

It was decided that this public hearing can be held the same time as the Day Care Centers and the Portable Storage Containers.

□ **PORTABLE STORAGE UNITS**

Mr. Nix commented that at the last Planning Commission meeting Jim Brown was asked prepare a proposed zoning ordinance amendment for portable storage container. A draft ordinance has been provided for the commission to review. A permitting system was discussed with various options.

Jim Brown then discussed what this ordinance will require.

Commission James Faber thought it would be a good idea if the Township would contact these various companies that provide these storage units and let them know what is required to put one in Byron Township once an ordinance is adopted.

Jim Brown will provide a copy of a revised ordinance to be available for discussion at the September meeting.

Commission member Seymour Gould was excused from the meeting.

□ **WILSON AVE. & M-6**

Larry Nix stated that he had a meeting with Tom Burgess, Ron VanSingel, representing John Van Singel (Merestone Group). They discussed a mixed use PUD for the Van Singel property at 64th and Byron Center Avenue. They discussed various ideas and building styles. These pre submission meetings are confidential. But somehow, the newspaper received information about the meeting. The proposed Mixed Use PUD is proposed with a mix of retail, office and residential uses. Several suggestions were made to the representatives and the Commission may see a submission in the new few months. Also discussed was the Theo Moll

property located at 68th & Wilson Avenue. The plans for that site are very preliminary with utilities as one major issue in the development of the site.

Adjournment

A motion was made by Stone supported by Gritter that the meeting be adjourned.
Yes - 6. No - 0. Absent - 1. Motion Carried

Jeff Gritter, Secretary
Byron Township Planning Commission