

BYRON TOWNSHIP PLANNING COMMISSION

September 24, 2008

Special Meeting

8:00 a.m.

MINUTES

CALL TO ORDER, ATTENDANCE & PRAYER

Chairman Dutch Zeinstra called a special meeting of the Byron Township Planning Commission to order at 8:00 a.m., on Wednesday, September 24, 2008, at the Byron Township Offices, 8085 Byron Center Avenue SW, Byron Center, Michigan 49315.

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

Prayer was offered by Dutch Zeinstra.

SITE PLANS

Mr. Nix reviewed his memorandum dated September 19, 2008 for **Site Plan 08-17: American Tower (Metro PCS Colocation)**. He commented that a site plan was submitted to collocate telecommunication antennas on an existing cell tower located at 2630 Prescott Street. Four antennas are currently located on the 150 foot tall tower and the proposed antennas would be positioned at an elevation of 113 feet. Colocation is permitted and encouraged in Section 4.42 of the Zoning Ordinance, and the proposed equipment cabinet would meet the requirements of Section 4.42 (7). It is therefore recommended that this site plan be approved. Mr. Nix then reviewed his memorandum for **Site Plan 08-18: American Tower (Metro PCS Colocation)**. A site plan was submitted to collocate telecommunication antennas on an existing cell tower located at 6534 Clay Avenue. Five antennas are currently located on the 150 foot tall tower and the proposed antennas would be located at an elevation of 100 feet. The proposed equipment shelter would comply with Section 4.42 (7). This is also recommended that the Planning Commission approved this Site Plan. Mr. Nix then reviewed his memorandum for **Site Plan 08-19: Van Eerden Trucking** which is located at 10299 South Kent Drive. They have submitted a site plan to construct a 3,240 square foot

addition onto an existing building located along the north side of South Kent Drive. No new parking, curb cuts or exterior light is proposed. The building addition would comply with all the requirements of the D-1 Industrial District including the setbacks. It is recommended that this site plan be approved subject to the following conditions:

1. Building elevations illustrating the building height and materials shall be reviewed and approved by the Zoning Administrator prior to issuance of a building permit.
2. All requirements and concerns of the Township Engineer shall be met and addressed. shall be met.

Chairman Zeinstra asked if anyone on the Planning Commission had any questions or concerns.

No questions or concerns were voiced.

A motion was made by Stone supported by Marshall to approve **Site Plan 08-17** and **Site Plan 08-18** as presented and to approve **Site Plan 08-19** with the following conditions:

1. Building elevations illustrating the building height and material shall be reviewed and approved by the Zoning Administrator prior to the issuance of a building permit.
2. All requirements and concerns of the Township Engineer shall be met and addressed.

Yes - 4. No - 0. Absent - 3. Motion carried.

Miscellaneous

*Mr. Nix informed the Planning Commission about the Speedway Station at US131 and 68th St. At that location they have a contamination problem. They plan on placing a trailer on the site to pump vapors out of the soil. It is possible that this trailer could be at this location for up to 2 years. They do plan on placing it back in the corner of the lot.

*Mr. Nix stated that he had spoken to James Telman regarding the Marathon Station rezoning request for the property located at the corner of 64th Street and Byron Center Avenue. Mr. Telman is going to be submitting a letter asking to withdraw the rezoning request. The reasons were due to the current market conditions along with the value of the property, needed site work and having to have a second use on the property.

Adjournment

A motion was made by Slot supported by Marshall that the meeting be adjourned.

Yes - 4. No - 0. Absent - 3. Motion Carried

Jeff Gritter, Secretary
Byron Township Planning Commission