

# **BYRON TOWNSHIP PLANNING COMMISSION**

**June 15, 2009**

## **MINUTES**

### **CALL TO ORDER, ATTENDANCE & PRAYER**

Chairman Jeff Gritter called a regular meeting of the Byron Township Planning Commission to order at 7:00 p.m., on Monday, June 15, 2009, at the Byron Township Offices, 8085 Byron Center Avenue SW, Byron Center, Michigan 49315.

Commission members present were: Jeff Gritter, Tim Slot, James Faber, and Timothy Newhouse. Absent: Steve Kilgore, Mike Marshall and John Stone. Also present was Township Planner Brian Wegener, Byron Township Building Inspector Randy Zomerlei and Recording Secretary LaVonne Kuiper.

Prayer was offered by Jeff Gritter.

### **APPROVAL OF MINUTES**

A motion was made by Slot supported by Newhouse to approve the May 18, 2009 minutes as presented. Motion carried.

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

### **PUBLIC COMMENTS**

No public comments were made.

### **BUILDING INSPECTOR REPORT**

The Building Inspector's report for May was provided to the Commissioners and will be placed on file.

### **SITE PLANS**

Chairman Gritter stated that there were no site plans submitted.

**Public Hearing – InSpirit Church requesting a special use request to occupy building space located in a D-1 zoning district for a church and worship center for the property located at 400 – 76<sup>th</sup> St., Suite 11.**

Chairman Gritter declared the public hearing open. Secretary Tim Newhouse read the public notice and affirmed that the notice was published once in the South Advance and notices sent to all residents within 300’ of the subject property.

Pastor Randy Ledebor was present and commented that they wish to have a worship center and church offices to be located in Suite 11. InSpirit is a new church plant for the Christian Reformed Church. This ministry will focus on the southeastern region of Kent County. After looking at a variety of buildings it was decided that a warehouse setting would present a fresh, contemporary look for the church and would be a less intimidating venue for those visiting from the community and for those who feel uncomfortable in a regular church setting. He commented that he is very excited about this venture and this building should work out really well.

Brian Wegener then reviewed his memorandum dated May 26, 2009 of which a copy is attached and made part of these minutes. He commented that the existing building would be utilized for the proposed church and office use. The subject property is zoned D-1 Industrial Planned Unit Development and a church is permitted through the special use process. After reviewing the plan that was submitted, no exterior modifications are planned but parking and the signage should be specifically addressed. Section 16.9 mandates one parking space per 4 seats in the main assembly area. The applicant is proposing 186 seats in the main assembly area, which would require 47 parking spaces. There are only two rows of parking in front of the building that provide 103 parking spaces and the applicant is not proposing to construct additional “church only” parking spaces. The entire site provides 210 parking spaces (this includes the 59 spaces to the south of the other building on the site), and the church’s primary use will be on Sunday when the other suites are not likely to generate significant parking demand. Section 16.10 allows the Planning Commission to grant exceptions to parking requirements where parking demands of proposed uses do not overlap in terms of time of day or day of week. The Planning Commission may find that the church’s likely parking demand would not conflict with the demand of other uses in the existing building and can therefore approve the proposed parking scheme per Section 16.10.

Signage details have not been submitted. Any proposed signage must comply with Article XVII and the approved PUD plan for the property. Any proposed signage would be restricted to the front of the suite and a panel in the existing freestanding sign near 76<sup>th</sup> Street.

It is recommended that the Planning Commission approve the special use application to establish a church at 400 – 76<sup>th</sup> Street, Suite 11 subject to signage compliance with Article XVII and the approved PUD plan.

Chairman Gritter opened the hearing to the public.

No public comments were made.

Chairman Gritter closed the hearing to the public.

Secretary Tim Newhouse commented that one written positive response was received regarding this Special Use request. A copy of that letter is attached and made part of these minutes.

It was the consensus of the Planning Commission members that they had no problem or issues with a church using this property.

A motion was made by Slot supported by Faber to approve this request along with the Township Planners recommendation and the submitted resolution.

Yes - 4. No - 0. Absent - 3 (Stone, Marshall & Kilgore)

Motion carried. Special Use request granted.

**JUST PROPERTIES LLC (RIC JOHNSTON) – to rezone property located at 7164 Clyde Park Avenue SW (a portion of) and 7160 Clyde Park Avenue SW from R-U Urban Residential to D-1, Industrial.** (tabled at the January 21, 2008 meeting)

Chairman Jeff Gritter commented that this rezoning application can remain on the table.

### **Miscellaneous**

#### **>Township Board report**

Tim Slot had nothing to report.

#### **>Zoning Board of Appeals report**

Tim Newhouse commented that the Board of Appeals did not meet in May and the June meeting has also been cancelled.

### **Adjournment**

A motion was made by Slot supported by Faber to adjourn the meeting.

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

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Timothy Newhouse, Secretary  
Byron Township Planning Commission

