

# **BYRON TOWNSHIP PLANNING COMMISSION**

**August 17, 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, August 17, 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, Steve Kilgore, John Stone and Timothy Newhouse. Absent: Mike Marshall . Also present was Township Planner's Val Lazdins & Steven Van Steenhuyse, Byron Township Building Inspector Randy Zomerlei and Recording Secretary LaVonne Kuiper.

Prayer was offered by James Faber.

### **APPROVAL OF MINUTES**

A motion was made by Stone supported by Slot to approve the July 20, 2009 minutes as presented. Motion carried.

Yes - 6. No - 0. Absent - 1 (Mike Marshall).

### **Welcome to the new Township Planning Consultants**

Chairman Jeff Gritter welcomed Mr. Val Lazdins and Mr. Steven Van Steenhuyse from LSL Planning, Inc.

### **PUBLIC COMMENTS**

No public comments were made.

### **BUILDING INSPECTOR REPORT**

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

## **SITE PLANS**

No site plans were submitted for consideration.

### **To Set Public Hearing – BBI Holdings LLC (Dan Boverhof) requesting a special use permit to allow a Day Care Center to be located at 6975 Byron Center Ave SW.**

Planner Val Lazdins stated that the application is complete and recommended that a public hearing be set for next month. There are some issues that have to be addressed but feels these can be taken of prior to the public hearing. Planner Steven Van Steenhuyse commented that all the fees have been paid and he also feels we can move forward with setting the public hearing.

A motion was made by Slot supported by Faber to set a public hearing for the next regular meeting to be held on Monday, September 21, 2009.

All voted aye. Motion carried.

### **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 request as been on the table since January of 2008 and feels we should contact the applicant to find out what his intentions are regarding this request. Randy Zomerlei will write a letter to the applicant requesting his intent.

## **Miscellaneous**

### **► Presentation by LSL Planning Consultants**

Mr. Val Lazdins and Mr. Steven Van Steenhuyse gave a brief introduction about themselves and about the roles and responsibilities of a planning commission member. They then asked each planning commission member what their goals were for Byron Township.

Mr. Lazdins & Mr. Van Steenhuyse then gave a presentation for the benefit of the Planning Commission explaining all the aspects of a Planning Commission and how they work hand in hand with the Township Board and the Zoning Board of Appeals. They realize this is a growing community and this will be an exciting adventure.

► **Township Board report**

Tim Slot stated that a member of the Zoning Board of Appeals approached the Township Board with a concern regarding variance requests that involve setbacks. He feels a survey should be required and not just a hand drawn sketch of the property. This should become mandatory when there is a setback variance request.

► **Zoning Board of Appeals report**

Tim Newhouse commented that last month they had three public hearings. The first one was for a 1140 sq ft., area variance to construct an addition to an existing building located out at 10275 S. Division. The second one was for property at 2500 – 84<sup>th</sup> St., for a 2.5’ length variance to construct parking spaces, a 4’ width variance to construct a two way traffic lane in a parking lot, and a 10’ wide variance to eliminate landscaping. The third public hearing was for property located at 3928 – 68<sup>th</sup> St. requesting a variance to construct a second accessory building on the same property, a 916 sq ft., area variance to construct the second accessory building on the same property and a 10’ sideyard setback variance. All were granted. The August meeting is cancelled due to no variance requests submitted.

**Adjournment**

A motion was made by Stone supported by Slot to adjourn the meeting.  
Yes -6. No - 0. Absent - 1. Motion Carried.

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Timothy Newhouse, Secretary  
Byron Township Planning Commission