

## **BYRON TOWNSHIP PLANNING COMMISSION**

### **SPECIAL MEETING**

**5:00 p.m.**

**November 9, 2009**

### **MINUTES**

#### **CALL TO ORDER**

Chairman Jeff Gritter called a special meeting of the Byron Township Planning Commission to order at 5:00 p.m., on Monday, November 9, 2009, at the Byron Township Offices, 8085 Byron Center Avenue SW, Byron Center, Michigan 49315.

Commission members present were: Jeff Gritter, James Faber, John Stone, Bill DeBoer and Timothy Newhouse. Absent: Steve Kilgore & Tim Slot. Also present was Township Building Inspector Randy Zomerlei and Recording Secretary LaVonne Kuiper.

#### **SITE PLANS**

##### **Site Plan 09-05: Pete's Tavern (2588 – 84<sup>th</sup> St SW)**

Ron Quakkelaar from Dykhouse Construction and Todd Zaccanelli owner of Pete's Tavern were present to explain the proposed site plan. They are proposing a new 1120 sq. ft., addition to the east side of the existing restaurant which will be designated as non-smoking. Ron commented that they have been in contact with the Planner and they feel they have addressed the issues that the planner had. The existing patio will be moved to the east to accommodate for the new addition and there will be no access to the patio from the parking lot. They realize there is a demand for a non-smoking area and feel this is a good idea. They will be demolishing the residential home just to the east of the existing building. They have applied for all the required permits for the demolition. DTE is scheduled to disconnect on Wednesday and Consumer Energy is scheduled for tomorrow or Wednesday. Hopefully they can begin to demo the house on Thursday. Ron also explained the parking spaces and the way traffic will enter and exit the property. There will be two-way traffic coming in and out on Merton Avenue, and the curb cut on 84<sup>th</sup> Street is for incoming traffic only and they should exit out to Merton Street or Prescott Street located south of the restaurant. Parking arrows will show this traffic flow. They are also proposing a new retail building on the property and hopes to rent that out in the future. Ron commented that they have been in contact with the Planner and he feels they have addressed the issues that the Planner had. They are hoping for full approval tonight including the retail building.

Chairman Jeff Gritter commented there are two items to deal with, the addition and the proposed retail building. As per the Planners recommendations he feels that the site plan be revised to eliminate the future building and the future parking spaces. When the owner decides to construct the future building, a new site plan can be filed that shows how the zoning ordinance can be met. If the future building and the parking are removed from the plan, the Planners is recommending approval of the site plan. He feels that the applicant has addressed the concerns of the Township Planner, and he asked the commission members if they were okay with the addition.

It was the consensus of the Planning Commission members present that they were satisfied with the plans for the addition.

After some additional discussion a motion was made by Newhouse supported by Faber to approve Site Plan 09-05 for Pete's Tavern for the addition only with the removal of the retail building.

Yes – 4. No – 0. Abstained – 1. Absent – 2 (Kilgore & Slot)  
Motion carried. Site Plan 09-05 approved.

### **Adjournment**

A motion was made by Newhouse supported by Faber to adjourn the meeting.  
Yes - 5. No - 0. Absent - 2. (Slot & Kilgore) Motion Carried.

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Timothy Newhouse, Secretary  
Byron Township Planning Commission