

CHARTER TOWNSHIP OF CALEDONIA

PLANNING COMMISSION

APPROVED MINUTES of a meeting held on February 21, 2022

A regular meeting of the Charter Township of Caledonia Planning Commission was held at 7:00 p.m. on Monday, February 21, 2022, at the Township Office, 8196 Broadmoor Ave. SE, Caledonia, Michigan.

1. CALL TO ORDER / ROLL CALL

Chairperson Doug Curtis called the meeting to order at 7 p.m. with a quorum present.

Members Present: Doug Curtis, Diane Cutler, Tim Bradshaw, Jodie Masefield, John Eberly

Members Absent: Stan Bosscher, Carol VanLaan

Staff Present: Planner Lynee Wells, Assistant Ellie Koetsier

Others Present: Applicant/Agents, Many Twp. Residents/Neighboring Landowners

2. CONSIDERATION OF THE MEETING AGENDA

Masefield made a motion to approve the agenda

Cutler seconded the motion

Voice Vote: Motion approved; agenda approved.

3. PUBLIC COMMENTS (Brief – Up to 2 minutes, not related to agenda items)

None.

4. CONSIDERATION OF MEETING MINUTES

A. 12/20/2021

Eberly made a motion to approve the 12/20/2021 Planning Commission minutes as presented.

Masefield seconded the motion.

Voice Vote: Motion approved; Minutes were approved.

5. INQUIRY OF CONFLICT OF INTEREST

None declared.

6. **NEW BUSINESS**

- A. Public hearing and consideration of PUD rezoning and site condominium review for 7153 Whitneyville, 78- acre of R-2 zoning on parcel 41-23-11-100-011. Agent is Roosien & Associates. Applicant is Whitneyville Investors.

Wells summarized her memo but also stated that there were some items still missing from the submittal which is expected due to engineering costs and time of multiple proposed layouts.

Applicant presents their case:

Applicant Howie Hehrer (JTB Homes/Whitneyville Investors) with Paul Henderson (Roosien & Associates) summarized/confirmed Well's summary and clarified that the project would be similar to the Graymoor development with an emphasis on rural open space. They also were looking to propose this as a "by-right development" with each home having its own septic system. Wanting to make these JTB Homes that are higher-end homes with prices ranging from \$425,000-\$700,000.

Public Hearing opened at 7:24pm by Chairperson Curtis.

Floor Open to Public Comments:

Dwayne Ruthig (8171 Walnut Lane) brought up concerns with who the Whitneyville Investors members are, safety and increased traffic, permitted uses for HUD, enforcer of green space maintenance, effect on neighbors/being a good neighbor, noise control, light pollution, valuation of neighboring properties with new development, driveway access across from Garbow.

Sherrie Phillips (8446 Garbow Drive) brought up concern with runoff and smell of septic system off Whitneyville, traffic, light pollution.

Earl Jourden (6981 Whitneyville Avenue) has seen many crashes in his front yard due speed and lack of control on it; lives in a limited spot and has issues with zoning to small 1-acre lots to build a home when he cannot on his parcel.

Julie Ondersma (8246 68th Street) brought up concerns with water runoff and retention ponds.

Russ Curtis (8033 Walnut Lane) brought up concerns with water runoff, pond location now and proposed location, and rainfall retention.

Dan Yablonski (8325 Walnut Lane) brought up concerns with 6-7 houses butting up to his property with 15'-18' of clay and potential clay removal that might affect water table with well work.

Unnamed resident brought up concerns regarding this affecting water table with wells and what power grid new development will be on since recent experiences with power outages.

Scott Schumaker (8002 Pine Hollow Drive) brought up concerns with speed limits on Whitneyville and safety with young kids around.

Public Hearing closed at 7:38pm by Chairperson Curtis.

Discussion:

Discussion was held between Commissioners and the applicant(s) regarding the following:

Driveway access across from Garbow is the preferred location since it is an existing street to match up intersections, confirmed with Kent County Road Commission.

Commercial use would not be allowed due to zoning for this area.

Speed limits controlled by design of road with Kent County Road Commission.

Open space clarification with Tot Lot, gazebo, and general park space usage/amenities.

Explaining the investors of Whitneyville Investors (JTB Homes and some private investors).

Green space enforcement entity being HOA from condominium by-laws & mature tree protection.

Fiscal impact on local/neighboring schools(s).

Safety and sidewalk crossings with increased traffic with one entrance onto Whitneyville Avenue.
Applicant needs to meet with schools regarding connection with a sidewalk.
Effect on the neighbors with home value/taxes figured out by the Township Assessor/assessing of property sales.
Light pollution concerns to match lighting standards with maximum lumens laid out in upcoming lighting submittal and light spillage with shielded, downward-facing light fixtures.
Water run-off, drainage, soil drainage, well water table effect.
Detention pond shape, number, and location on the parcel.
Stormwater design, soil erosion plan, and grading plan to come that will include onsite run off.
Traffic study not required but Kent County Road Commission has some recommendations.
No current turn lane from Whitneyville but a potential for acceleration and deceleration lanes.
Power would be provided by Consumers (CE) with buried lines and transformers managed by CE
Fire Department review of proposed triangle-shaped landscape island with street parking causes disruption to emergency vehicles to change to potential round-a-bout access.
Needing to meet with the school for a crossing/walking path/bussing conversation.
Different lot layouts and arrangements of roads and the lots.
Soil borings and preliminary approval from Kent County Health Department
On-street parking size rules and location of parked vehicles on street not on yard/lawn grass.
Buildable area of the lots for homes and the sequential septic systems.
Permitting that may be required by/through EGLE.
Green space interest in having natural preservation of native grasses/wildlife access through development in upcoming landscape plan.
22' setbacks from garage to sidewalk need to be big enough to fit vehicles that don't overhang onto the sidewalk.
Potential to have developer pave sidewalk along Whitneyville to connect to other trails.
Density of the development to be determined by lot size with the by-right development layout by first determining steep slopes and wetlands, excluding those, and then doing a layout.
Split support between Commissioners on layout options with subsequent pros and cons.
Planning on coming back to the Planning Commission with revised submittal/more information.

Wells summarized what was still needed/what applicant needs to come back with to present to the Planning Commission again; preliminary approval/correspondence with KCHD, clarification on park, support for harmonious land clearing, parking, offsite water and runoff accommodation, center triangle, path along Whitneyville, wetland in detention area, drainage near Garbow, drainage plan, no need for updated lighted plan, landscaping plan and open space maintenance, intersection and potential center turn lanes, natural features inventory, wetland delineation, updated parallel/test plan and conversation with school(s).

Voice Vote:

Curtis made a motion to table the PUD rezoning and site condominium review for 7153 Whitneyville until the applicant comes back with more information.

Second by Eberly

Commissioners discussed possibility of re-sending a notice (not a public hearing) to the residents within 300' of the proposed development when the applicant resubmits revised/updated submittal items.

Voice Vote: Motion carried to table.

7. **UNFINISHED BUSINESS**

None.

8. **PUBLIC COMMENTS (Extended – Up to 5 minutes)**

None.

9. **COMMISSIONERS COMMENTS**

None.

10. **CORRESPONDENCE**

March 7th is the next PC meeting.

Masefield will plan on attending next meeting.

11. **ADJOURNMENT**

Motion by Bradshaw

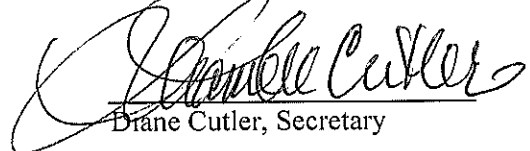
Second by Eberly to adjourn.

Voice Vote: Motion carried.

Meeting adjourned at 8:28pm.

CALEDONIA TOWNSHIP PLANNING COMMISSION

APPROVED



Drane Cutler, Secretary

Respectfully Submitted,
Ellie Koetsier, Building/Planning/Zoning Administrative Assistant