

CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
APPROVED MINUTES of a meeting held on March 7, 2022

A regular meeting of the Charter Township of Caledonia Planning Commission
was held at 7:00 p.m. on Monday, March 7, 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, Stan Bosscher, Tim Bradshaw, Jodie Masefield, John Eberly

Members Absent: Carol VanLaan

Staff Present: Planner Lynee Wells, Assistant Ellie Koetsier

Others Present: Applicant, Multiple Twp. Residents

2. CONSIDERATION OF THE MEETING AGENDA

Bradshaw made a motion to approve/amend the agenda

Masefield 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. 02/21/2022

Cutler made a motion to approve the 2/21/2022 Planning Commission minutes as presented.

Eberly seconded the motion.

Voice Vote: Motion approved; Minutes were approved.

5. INQUIRY OF CONFLICT OF INTEREST

None declared.

6. NEW BUSINESS

A. Site condominium and private road review for Legacy Mines by Cherry Valley Development, LLC at 6977 and 7191 68th Street for a 19-unit single family detached development, zoned PMR/RR, 41-23-04-400-051 and 41-23-04-400-054. Agent is Exxel Engineering.

Wells summarized her memo and clarified the process of this type of project moves through the approval process and that there is no public hearing on any agenda items.

Applicant presents their case:

Agent Don DeGroot (Exxel Engineering) with Kim Hermetet (Applicant) summarized/confirmed Wells' summary and clarified this is a development of a historic sand mine site and landowner

had put lots of effort in future development of the site by planting trees and stabilizing the site and has on-site wells and drain fields. They will work with Kent County Health Department for soils testing once the layout is approved. He also discussed the desire to have the sidewalk requirement waived due to the number of lots proposed, their size and placement on the lots, being very far back. Sidewalks would require more clear cutting of the woods and expanding the pavement width.

Discussion:

Discussion was held between Commissioners and the applicant/agent regarding the following:
 Sidewalk back and forth discussion for appropriateness with bigger lots in the development.
 Township Engineer’s letter item #17 100’ setback necessary for drainage way/water course.
 There is a temporary drainage ditch flowing through Lot #1, but the setback would apply only to natural watercourses.
 The stormwater can accommodate three times the 100 year flood amount and contains an outlet.
 Resolution to be updated to reflect smallest unit size as 2 acres instead of the proposed 2.04
 The site zoned PMR with mining boundaries and reclamation plan/restoration.
 Commissioners requested that the condo docs state no on-street parking.
 Condo documents/by-laws to be updated.
 All utilities are to be buried.
 There is no proposed street lighting. Any future lighting shall comply with the zoning ordinance for lighting.
 Separate entryway sign permit submittal to come later with appropriate decorative lighting.
 Easement is required along 68th Street for future trail connection.
 Common area is proposed and the pond expansion potential.
 Wanting to see more detail regarding grading, tree clearing, floodways, and stormwater.

Voice Vote:

Masefield made a motion to recommend to the Board to approve the Legacy Mines proposed site condominiums with the conditions from Vriesman & Korhorn and the Township Planner with the exception of item #2, easement required for pathways along 68th but no interior sidewalks due to lot size, lot quantity and topography, and to add no on-street parking into the by-laws of the condominium with the changes noted on lot area.

Second by Bosscher

Roll Call Vote:	CURTIS:	Aye	EBERLY:	Aye
	CUTLER:	Aye	MASEFIELD:	Aye
	BOSSCHER:	Aye	VANLAAN:	
	BRADSHAW:	Aye		

Motion Carried.

- B. Site Plan Review for the application of Mark Pung for townhouse development of Patterson Place at 7528 Patterson located in the R3 district, Parcel number 41-23-07-300-044 containing approximately 112 units. Agent is Exxel Engineering.

Wells summarized her memo and clarified that this agenda item and the next are not within the municipal water district boundary. Until these areas are within the district, utilities are only of speculation and that in zoning ordinance townhouses are only permitted with municipal water. As a courtesy to developer, Wells and Boreman provided an initial review and gave the applicant an opportunity to revise their plans prior to this March 7, 2022 Planning Commission meeting. This will be the first development with new architectural standards.

Applicant presents their case:

Todd Stuiwe (Exxel Engineering) and Mark Pung (Applicant/Developer) relayed that lots of discussion has been had with the Township Engineer and the Township regarding looping water and modifying the water district boundary, but need to have project approval prior to committing to paying/participating in the water connection. Looking for potential to conditional approval.

Discussion:

Discussion was held between Commissioners and the applicant/agent regarding the following:
112 townhouses would be rentals.

Townhouses would have shared wall of side-by-side units (up to 4 units in a building).

Architectural standards have not been met since garage is proposed in front of the building and materials are not called out with full dimensions and windows are not correct proportions.

The intent of the ordinance is to minimize garage frontage to have a more human, walkable scale, and to maximize front porch and front door entry.

Wells provided images of townhouses in Kent County with garages placed at the rear of the building.

Rear entries might mean two streets/roads for each building and isn't what's proposed by developer.

Doubling hardscape of driveways which would take away from the backyards.

Commissioners are concerned about 2-3 bedroom units and only one car garages, as well as short, one car driveways and seeing a number of cars and on-street parking.

End units are single story, middle units are 2-story.

Developer looking for direction on the project.

Recessed windows in a stick-frame to likely cause future water problem possibilities.

There are 53 additional proposed parking spots throughout development for vehicles.

Efficient use of space for the property with proposed higher density use.

No basements just townhomes on slabs since soil in that area would mean wet basements.

Commissioners clarified that to meet the Townhouse definition, each build and the interior units would have to be a condominium otherwise the development would be considered multi-family.

Commissioners asked applicant to work with Planner on the architecture.

Maintenance concern with these all being rental units instead of owned by individuals adding more value.

Developer is wanting to work with Township to meet requirements and Commissioners aren't against the development but are trying to help resolve missing architectural standard items.

Voice Vote:

Curtis made a motion to table the request until such time when they are presented with the architectural standards and project that is consistent with the zoning ordinance, including the architectural standards.

Second by Bradshaw

Voice Vote: All Ayes. Motion carried to table.

- C. Site condominium and private road review for Morgan Woods West Phase 2 by Westview Capital and Mike West of Allen Edwin Homes. Parcels are in the R-3 district (conditional) and include a portion of parcels 41-23-07-300-047 and 41-23-07-300-022, 4961 76th and 7300 Patterson (portion). Agent is Exxel Engineering.

This development has been rezoned to R-3 conditional, and the Township Board and applicant modified the conditions during that process.

Applicant presents their case:

Applicant Mike West (Westview Capital) and Agent Todd Stuve (Exxel Engineering) summarized/confirmed Wells' summary but clarified some of the stormwater, pond, outlet, overflow questions raised by Township Engineer.

Discussion:

Discussion was held between Commissioners and the applicant/agent regarding the following:

Applicant has changed their plan per the review comments.

Property drains two (2) directions (north and southeast).

Powerline runs through the property.

Proposed layout isn't much different than what was seen earlier.

Private road pavement width requirement needs to be met considering all lots in Morgan Woods, not just this phase.

Drainage plan is unique per the Applicant's engineer, pipe for draining water through the property.

Storm sewer in the street to function as underdrain and pipe size for perforated plastic piping.

Concern about drainage with wet soil and where it all goes/flows. Township Engineer requests modifications to drainage plan to flow northeast.

Commissioner requested the water connection loop to occur on Patterson to 68th.

Water quality for development would be improved with new connection and not left stagnant in the pipe if water is from existing Morgan Woods, instead desire to loop water.

Voice Vote:

Curtis made a motion to table the request until such a time when they have a stormwater system with the water connection loop and drainage plan consistent with Engineer's recommendations. Second by Bradshaw

Voice Vote: All Ayes. Motion carried to table.

7. UNFINISHED BUSINESS

None.

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

Justin Nichols (309 Vine Street – in the Village); looking to potentially move his business, EB Coffee & Pub, to Township He is wondering where everyone will drink and how to get liquor licensing. There were no specific guidelines regarding getting one of the four available liquor licenses but should go through the Township Administrator, Richard Robertson.

Mary (no last name) (6624 Jack Avenue) is concerned about the large amount of development coming to Caledonia and it breaks her heart to have everyone/neighbors so close and developed. She had concerns regarding the speed limit and how to get that changed so the Commissioners encouraged her to reach out to the Kent County Road Commission and potentially attend one of their board meetings or send letters/emails to voice her concerns.

9. COMMISSIONERS COMMENTS

Eberly wanted to welcome Stan back!

Wells gave an update on projects potentially coming back to the Planning Commission; CalPlex sent updated plans to the Township and were receptive to comments, there was some interest in the

Caledonia Township

Planning Commission Minutes

March 7, 2022

Marathon project with a grading permit and driveway to Culvers with talk of a carwash, JTB Homes development (7153 Whitneyville Avenue) having conversations with the school regarding sidewalks and connectivity to the school, working through discussions of path connectivity off Patterson and 76th connecting from the townhomes with wetland issues.


10. CORRESPONDENCE

Next PC meeting is April 18th since there is no meeting on March 21st and April 4th (due to Spring Break) but there aren't any agenda items for that meeting yet.
Curtis shared that he would be absent for the May 2nd meeting and Cutler said she would be absent as well.

11. ADJOURNMENT

Motion by Eberly
Second by Bradshaw to adjourn.
Voice Vote: All ayes. Motion carried.
Meeting adjourned at 9:12pm.

CALEDONIA TOWNSHIP PLANNING COMMISSION

APPROVED

Diane Cutler, Secretary

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