

CHARTER TOWNSHIP OF CALEDONIA  
**PLANNING COMMISSION**  
**APPROVED MINUTES of a meeting held on April 18, 2022**

A regular meeting of the Charter Township of Caledonia Planning Commission  
was held at 7:00 p.m. on Monday, April 18, 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, Jodie Masefield, John Eberly, Carol VanLaan

**Members Absent:** Tim Bradshaw

**Staff Present:** Planner Lynee Wells, Assistant Ellie Koetsier

**Others Present:** Applicants, Twp. Residents

**2. CONSIDERATION OF THE MEETING AGENDA**

**VanLaan** made a motion to approve/amend 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. 03/07/2022

**Eberly** made a motion to approve the 3/7/2022 Planning Commission minutes as presented/amended.

**VanLaan** seconded the motion.

Voice Vote: Motion approved; Minutes were approved.

**5. INQUIRY OF CONFLICT OF INTEREST**

None declared. Curtis claimed it is not a true conflict of interest but he is neighbors with Landheers (on agenda) so he will moderate but not vote on the decision.

6. **NEW BUSINESS**

- A. Special land use request (no hearing required), Gordon and Anne VanSingel, 10101 East Rivershore, parcel 41-23-35-102-004 for an accessory building in front of the principal building and less than 200' from the roadway.

Wells summarized her memo.

Applicant presents their case:

Gordon and Anne VanSingel agreed with Wells' summary.

Discussion:

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

VanLaan asked if there was to be a restroom in the building and the applicants said no the plans are showing a room with a door that is to be a closet.

Bosscher wondered if neighbors to the North would have issues with the closeness/proximity of the barn location especially this time of year with bare trees and the applicants got neighbors' approval/OK.

Bosscher also wanted to clarify the height of the building being 25' with Planner's comment being 18' but Wells corrected herself saying it can be 25'.

Masefield appreciated that it resembles the characteristics of the home when the building will be in front.

Voice Vote:

**Bosscher made a motion to approve the special land use of the accessory building on 10101 East Rivershore Drive conditional on the six (6) comments made by the Planner on page #3 modifying what is printed on item #3 instead of "18' high" to "not to exceed 25' high".**

**Second by Eberly**

Voice Vote: All Ayes, Motion Carried.

- B. Special land use request (no hearing required), Stephen and Susan Landheer, 7720 Zuni Woods Drive, for an accessory building in front of the principal building and less than 200' from the roadway.

Well summarized her memo and clarified that the applicant(s) filed for a lot combination of the two (2) parcels to make this request in compliance.

Applicant presents their case:

Stephen and Susan Landheer clarified that this will be a family play barn and that the height of the building at 25' is the median height since they need lots of height for pickleball, the 10' x 12' garage doors aren't for vehicles.

Discussion:

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

Masefield brought up the potential future owners of neighboring parcels might not be family. She also stated that the architectural standards are to make buildings look more residential not like a pole barn with more windows, outdoor materials for the "look" of the pole barn.

Eberly stated that the ordinance states that the pole barn needs to match the look of the house and he didn't understand where to go to the bathroom since they can't have a bathroom in the building. He also stated that the location of the building could be pushed back with more tree clearing to push it back.

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Bosscher was concerned about the noise with grandkids and parking of vehicles and the number of them. VanLaan concerned about parking, playground, fencing and necessary access for Fire Rescue/emergency response. She was also concerned that architecture and wanting to push back the building further.

Bosscher wants dimensions and architectural details to match the ordinance and he wants to see more information regarding the structure itself regarding specific materials. He is also concerned about the number of people and the parking of their vehicles in the cul-de-sac turnaround which is for emergency access.

Eberly wants more detail and explanation of the materials to use to mimic the home-look.

Cutler is concerned with the noise at family gatherings and the view for upcoming neighbors in the future, neighbors to the east or west to have visual landscape buffer of evergreens.

Wells summarized the items to be worked on/were discussed:

Material of the building (siding, windows, roof), dimensions, orientation of the building, what ways the garage doors face when they are open, effort to move to get it closer to the 200' requirement, parking and ensuring parking is not within the turnaround, how the building will be accessed (from which driveway), additional screening, conditional on combination of the two (2) parcels.

Voice Vote:

**Eberly made a motion to table the request until applicant(s) has a chance to address some of the issues.**

**Second by Cutler**

Voice Vote: All Ayes, Motion Tabled.

### C. Sidewalk ordinance discussion

Wells summarized her memo sent to the Commissioners.

#### Discussion:

Discussion was held between the Commissioners regarding the following:

Refresher needed for all members including new Commissioners/members since the sidewalk ordinance is not in the zoning ordinance, it is helpful to have a separate copy to refer to.

Wells stated that the Commission has considered waivers of sidewalk on one side and also for sidewalks in general, waivers have not matched the standards in the ordinance.

If they want to offer waivers, we need to amend the ordinance.

Wells presented suggestions.

“Menu style” of waiver options.

Looking for more “estate/larger parcel” developments, sidewalks may not fit that character or cause developer to develop in a more dense manner, maximizing lot potential.

Commissioners discussed merits of a public walkway or path versus bike path or walking way in the road for pedestrians.

Wanting to match the requirement to the needs of each development.

Greenspace separation of sidewalk in development varies, ordinance requires separation for safety.

Maintenance is a huge part of sidewalks with snow removal.

Flexibility in what is already in the ordinance and not being prescriptive.

Curtis asked staff to come up with a list of examples in developments in the Townships with characteristics and similarities.

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Township Board is looking at the same memo/topic at their next meeting.

**7. UNFINISHED BUSINESS**

- A. 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 76<sup>th</sup> and 7300 Patterson (portion). Agent is Exxel Engineering.

Wells summarized her memo and the last meeting’s discussion, 3/7/22. She also shared that the Engineer stated that he would like more detail but to move forward with this request, he is OK including conditions and complete/detailed engineering with stormwater updates to be provided upon final approval. The new layout also includes an additional lot.

Applicant presents their case:

Mike West agreed with Wells’ summary but also wanted to say that they have been part of the discussion of water and sewer connection to the watermain loop up to 6t8th Street with Township Engineer, Mark Pung (Patterson Place), and Caledonia Community Schools in the cost-sharing and financial contributions to the completion of that loop.

Discussion:

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

Curtis talked about the easement needed between lot 57 and 58 (#10 in Todd’s letter).

The Township Board granted conditional rezone to include a maximum of five (5) rentals but maybe less depending on what the market is doing but they like to have that flexibility.

Voice Vote:

**Bosscher** made a motion with the revised information submitted to recommend to the Board for the site condominium and road at Morgan Woods West at 7300 Patterson conditional on the Planner’s comments items #1-11 and the resolution from the Township Attorney.

Second by VanLaan

<b>Roll Call Vote:</b>	CURTIS:	Aye	EBERLY:	Aye
	CUTLER:	Aye	MASEFIELD:	Aye
	BOSSCHER:	Aye	VANLAAN:	Aye
	BRADSHAW:			

Motion Carried.

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

Mark Pung (Developer of upcoming Patterson Place development) stated he is now working with Progressive AE and the Township on a collaborative process to update the plans to reflect the ordinance requirements. He wanted to check in and show the Planning Commission what he has so far to see if there were any red flags. The updated design includes 2-stall garages, no visible trash containers, all bedrooms on second level and therefore got rid of zero-stairway idea, one-way road discussion with Chief Siler’s request and he wants some relief from the 75% masonry/stone architectural standard

suggestion. Garages do not front the access drive space, there are sidewalks throughout, a park, and trail system within the open space preserve.

9. **COMMISSIONERS COMMENTS**

Masefield said the past three (3) accessory buildings before them have been requesting relief from the rear yard requirement and Curtis clarified that one from tonight was the first one not along the water, which preserves the views along the waterfront.

10. **CORRESPONDENCE**

Mail on Commissioner chairs.

May 16<sup>th</sup> is the next Planning Commission meeting.

Wells shared that the Township Board approved the proposal for the sub-area plan for the M-37 farm area (between 92<sup>nd</sup> and 100<sup>th</sup>) and that this is kicking off with a consultant and will know more about public involvement in May. She also stated the conditional rezoning of the potentially proposed Mister Car Wash site plan coming up with driveway changes/frontage along 68<sup>th</sup>.

Broadmoor Commercial (north of Culver's) is coming back at the next meeting with updated plans showing one drive-thru.

11. **ADJOURNMENT**

Motion by Eberly

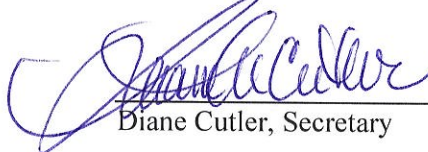
Second by Bosscher to adjourn.

Voice Vote: All ayes. Motion carried.

Meeting adjourned at 8:57pm.

CALEDONIA TOWNSHIP PLANNING COMMISSION

**APPROVED**



Diane Cutler, Secretary

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