

CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
APPROVED MINUTES of a meeting held on May 16, 2022

A regular meeting of the Charter Township of Caledonia Planning Commission
was held at 7:00 p.m. on Monday, May 16, 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 7p.m. with a quorum present.

Members Present: Doug Curtis, Diane Cutler, Stan Bosscher, Tim Bradshaw, Jodie Masefield, John Eberly, Carol VanLaan

Members Absent: None

Staff Present: Planner Lynee Wells, Assistant Ellie Koetsier

Others Present: Applicants, Twp. Residents, Greg Chandler, Sun & News

2. CONSIDERATION OF THE MEETING AGENDA

VanLaan 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)

Bruce DeMull (8559 Keiser Street) wanted to see approved traffic flow request with “de-accel” lane before it was approved as it is only a matter of time before traffic causes an accident on 68th & Whitneyville Avenue. He was concerned regarding 7153 Whitneyville which is directly across from the school and doesn’t understand it being zoned differently for lower density and that if that project is “PUD’ed”, hundreds of people will be here. He was also concerned about the RBS Wealth Management project in his backyard and how it’s been divided up and he wants to know what’s the end and wants the Commission to really think about this project.

4. CONSIDERATION OF MEETING MINUTES

A. 04/18/2022

VanLaan made a motion to approve the 4/18/2022 Planning Commission minutes as presented.

Bosscher 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 for item 7a.

6. NEW BUSINESS

A. Vision Real Estate, 6748 Patterson for a Special Land Use to add a second sign monument at their property, located at 68th and Patterson. The parcel number is: 41-23-06-300-047 and is zoned light industrial.

Wells summarized her memo.

Applicant presents their case:
Applicant agreed with Wells' summary.

Public Hearing opened at 7:10p.m. by Chairperson Curtis.
None.
Public Hearing closed at 7:11p.m. by Chairperson Curtis.

Discussion:

Discussion was held between Commissioners and the applicant regarding the following:
Curtis clarified that this is for a 2-faced sign and that it is for both buildings (12 tenants).
Bradshaw asked about the additional 17' for right-of-way placement versus highway easement requirement of 25' to move the sign back further.
Masefield had a question Wells about other locations of projects where this special land use request could be an issue moving forward as a "standard" for other projects.
Wells stated that the other projects that could fall into this same predicament would be the Meijer Gas Station, lot next to Lake Michigan Credit Union.

Voice Vote:

Bosscher made a motion to approve the special land use for the second sign at 6748 Patterson conditional on:

1. The freestanding signs shall not include digital message boards.
2. The two freestanding signs shall be identical and shall be 60 square feet, and 78 inches in height.
3. The freestanding signs shall meet the required setbacks of the zoning ordinance and setback from the proposed right-of-way line.
4. Should the parcel be divided or a separate unit created, the additional sign shall be considered the single or only freestanding sign permitted on the new parcel/unit.
5. The total square footage of signage permitted for the entire parcel shall not exceed 120 sf. plus the additional 60sf for a total of 180sf. Should the parcels be divided, total square footage shall not exceed 120sf per parcel.

Second by VanLaan

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

Motion Carried.

7. **UNFINISHED BUSINESS**

- A. Special land use request (no hearing required), Stephen and Susan Landheer, 7720 Zuni Woods Drive, for an accessory building in front of the principle building and less than 200' from the roadway. (Postponed on April 18, 2022)

Wells summarized her memo.

Applicant presents their case:

Applicants, Stephen and Susan Landheer, were present to discuss.

Discussion:

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

Bosscher clarified the lot combination and Wells confirmed that it is pending and is ready to send in and needs to be added as a condition. He also added he was grateful for the quick turnaround and great detail.

Masefield asked for clarification about walkway material and applicants responded saying it would be concrete and the driveway and parking would be crushed asphalt.

Bradshaw wanted to confirm the purpose of the garage doors and driveways that are not for vehicles and applicant said it was for airy feel.

Curtis asked for clarification on width of small front driveway and applicants said 8' to 10'.

Masefield was appreciative of effort and improvements to plan. She also wanted more detail in the landscape proposal and the applicants said that white pine trees (4-5', chosen for rapid growth) would be planted for screening the western side and she wanted to re-iterate the no business/home-based business in the accessory building.

VanLaan made a note about not-for-profit/fundraiser events as a "money-maker" not taking place but noted that would be considered a commercial use.

Eberly wanted explanation on future potential lot split potentially happening with this accessory building on the combined lots but the Commissioners discussed that would make the parcel "non-compliant" with an accessory building on a parcel without a house.

Bradshaw wanted to confirm the size of the building allowed that it meets the requirements; yes.

VanLaan is concerned with the building still not being 200' from the right-of-way and the neighbors' effect/tree buffering with the location of the building since there is so much property and other locations of where the building could be placed. She said that 100' could be acceptable. Bosscher asked if moving it back to 100' would be possible and applicants stated that would be detrimental to trees and neighbors and are trying to keep it down in the "gully" of the property with the proposed height of the building.

VanLaan was concerned also with the drainage and wet area but applicants stated that it isn't wet due to sandy soil.

Voice Vote:

Bosscher made a motion to approve the special land use for the accessory building at 7720 Zuni Woods Drive with the following conditions:

- 1. The accessory structure will not house any home-based business.**
- 2. The accessory structure will not contain any dwelling units.**
- 3. The use of the accessory building for indoor personal recreation shall be for personal, family use only. No commercial use or competitions shall occur in the premises.**
- 4. Height of the accessory building shall conform to the Zoning Ordinance, not to exceed 25' measured as the mid-point from the eave to the peak.**

5. The design of the accessory building shall be in keeping with the character and design of the principal buildings, and as per the renderings dated 4.24.22.
6. The placement of the accessory building shall be a minimum of 75' at the front yard.
7. The building placement, driveway, parking and screening shall be as shown on the concept plan dated 4.24.22 and as described during the Applicant's presentation.
8. The driveway shall be 8' – 10' wide, and comprised of crushed asphalt.
9. The evergreen screen shall include four white pine trees, 4' – 5' in height at the time of planting.
10. The parking area shall include 3 spaces, and be comprised of crushed asphalt.
11. The land combination shall be filed, approved, and submitted to the County prior to building permit for the accessory building.

Second by Bradshaw

Roll Call Vote:	CURTIS:	Abstain	EBERLY:	Aye
	CUTLER:	Aye	MASEFIELD:	Aye
	BOSSCHER:	Aye	VANLAAN:	No
	BRADSHAW:	Aye		

Motion Carried.

- B. Site condominium and private road review for Legacy Mines by Cherry Valley Development, LLC at 6977 and 7191 68th Street for an 18-unit single family detached development, zoned PMR/RR, 41-23-04-400-051 and 41-23-04-400-054. Agent is Exxel Engineering. (Revised approved plans from March 7, 2022 to reduce lot count by 1 and add trail system)

Wells summarized her memo.

Applicant presents their case:

Agent, Don DeGroot (Exxel Engineering) and Kim Hermenet (Applicant, Cherry Valley Development) are pleased with Wells' summary and shared that lot #19 will be removed. They also added amenities of a trail system, beach, picnic shelter, native flower meadow, beach, and no proposed street lighting. He also summarized updates to the drainage/stormwater design and review with the Township Engineer, Todd Boerman.

Discussion:

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

Curtis asked about mailboxes and the agent stated that there would be a mailbox kiosk located north of entrance by 68th Street with parking shown on the plan for park amenities plus a number of trees lining the street.

Bosscher discussed the woodchips for the pathway and the rain washout potential and wanting details of the forms/barriers for woodchips & maintenance breakdown in Master Deed.

VanLaan asked who would maintain the open space and park and the applicant explained it would be an established board through the Master Deed to maintain the property and streets.

Bosscher stated that on the engineering report it says on #2 that the wording "...includes existing pond may be extended..." wants the wording changed from "could" to "must be improved".

Bradshaw asked for clarification as to why to waive sidewalks with woodchips and a park even though he personally thinks there isn't a need for sidewalks but the ordinance says they are required. He also had major drainage questions with the sandy soil, minimum openings

measurements, floodways, drainage report regarding lots #8 and #9 draining off site, and the proposed 15' easement which was discussed with the agent with solutions and explanations of swales and culverts as well as Master Deed inclusion.

Curtis asked where all the water goes onsite and the agent explained that eventually it all gets to the Thornapple River but mostly to the existing pond with 8 100-year event volume capacity.

Cutler asked for clarification on the name of the drain being Kraft Lake or Kettle Lake drain and the agent stated that the Township Engineer, Todd Boerman, referenced the Kraft Lake drain.

Bosscher also discussed mailboxes and vehicle turnoff and agent stated it isn't a requirement.

Bradshaw discussed some changes and updates that need to be made in the resolution and to have the updated plans to review with the resolution so it matches.

Agent said that the resolution discusses street lighting but they aren't proposing any so wording in the resolution needs to change to include outdoor lighting.

VanLaan stated she is struggling with the woodchip pathway around the shelter and waiving/in lieu of having sidewalks all around the development.

Curtis said that the sidewalk material should be harder and more durable than woodchips for elderly walkers and families pushing strollers.

Eberly asked why there are sidewalks and what is the reason for them and the Commissioners discussed that it a safe way to move about the development without vehicle traffic.

Voice Vote:

Bosscher made a motion to recommend to the Board to approve the site plan review at 6977 and 7191 68th Street, Legacy Mines, updated, conditional on the following:

1. Prior to the issuance of any permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to this request.
2. The walking trails within the common area shall be 5' and constructed of concrete, and a pathway or sidewalk easement shall be provided along 68th Street.
3. The applicant shall provide a park and open space system per the park plan dated May 10, 2022.
4. Maintenance agreements for the private driveways, park and trails, and private roadways shall be provided to the Township for review and approval by the Township Attorney.
5. The safety of the pond shall be improved with a bench system.
6. The applicant shall obtain all necessary county, state, or federal permits and approvals.
7. The requirements of the Township Engineer and Fire Chief shall be met.
8. The requirements of the Kent County Road Commission and Kent County Health Department shall be met.
9. The master deed and bylaws shall be reviewed by Township Attorney, and any comments addressed by the Applicant prior to recording.
10. All conditions of a recommendation to the Township Board shall be addressed prior to submittal to the Township Board, including rezoning.

Second by Curtis

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

Motion Carried.

C. Broadmoor Commercial, 6675 Broadmoor Ave. SE, Special land use and site plan for drive-thru, parcel 41-23-06-451-038. Agent is Venture Engineering. (Postponed on November 15, 2021)

Wells summarized her memo.

Applicant presents their case:

Applicant (Jeff Brinks, Venture Engineering), Architect (Ken Watkins, Arch Concepts), Owner (Mike Brann) all present and agree with Wells' summary plus added more explanation/updates.

Discussion:

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

Curtis noticed the cover page plan doesn't match the other plan with Culver's and Wells noted it is showing the "existing conditions".

Bradshaw asked that the sidewalk would go thru the driveway to be connected and to move the dumpster enclosure to the back end of the site and the owner responded saying it's located where it is due to safety. Bradshaw also asked about adding a stop bar on the northern drive for traffic consistency along with a right arrow confusion clarification. He also asked if this building will have fire suppression but the agent stated that it wasn't required.

Curtis stated that the transformer needs to be moved elsewhere and that the back/front parcel access with potential cross access to give shared access to Broadmoor for multiple parcels.

Bradshaw discussed that the Township Engineer's perpendicular parking note was inappropriate and should be struck through.

VanLaan said not having uniformity with rear access is a concern and thinks it would be a good idea to have that especially due to M-37/Broadmoor.

Discussion was held about moving the dumpster enclosure further back onsite on an angle.

Masefield noted that the architectural standards need to be worked on with the Township Planner.

Bradshaw asked if there was any chance to extend the stone veneer to wrap around the north face and south face of the building.

Eberly commented on the transformer location and the added wires needed to move its location.

Masefield stated she was grateful for a more detailed plan that is easier to understand than before.

Curtis said the submittal was missing the lighting plan controls and stated that needs to comply.

Bradshaw asked about the standing wet site at Culver's and drainage being from a plugged outlet and the agent said this was brought to their attention by the Township Engineer so they were going to look at that. Bradshaw also asked if there was currently an easement left on the north side of the property for rear access if Culver's has one.

Voice Vote:

Boscher made a motion to approve the special land use and site plan request as updated for 6675 Broadmoor conditional on items #1-#6 of the Planner's memo, strike #6 of the Engineer's report for the proposed perpendicular parking, #5 of the Engineer's report for the connection to site if the same exists on Culver's, add #7 to connect the sidewalk through the entrance driveway, #8 to include stop bar in the north drive, #9 move the transformer to the rear, #10 to move trash dumpster to the rear west of the angled parking, extend the stone veneer across the entire elevation to meet the current architectural standards, and to add lighting controls that meet the Township standards.

1. All utilities shall be buried, including the electric transformer in the front yard per the zoning ordinance. All above ground mechanical equipment shall be screened from view.

2. Existing trees shall be preserved; tree preservation measures shall be as per Section 28.9 d

Caledonia Township

Planning Commission Minutes

May 16, 2022

- and added to the landscape or grading plans.
- 3. Landscaping and buffering areas shall meet the requirements of the zoning ordinance chapters 12A, 28 and 20, and the HC district.
- 4. Signage shall be submitted to the Building Department for review and approval and shall be as per the HC district and one wall sign per business shall be permitted, and one monument sign per parcel.
- 5. All conditions of the Township Engineer and Fire Chief shall be met.
- 6. The site plan shall comply with all applicable local, state and federal requirements.

Second by Bradshaw

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

Motion Carried.

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

Bruce DeMull (8559 Keiser Street) said commissioners have a thankless job and that their decorum and actions are what he has seen over the last 40 years. He shared concern with the proposed condos on 68th Street and the sidewalks in the ordinance and the added expense and who/what parties own big tracks of land in the Township and the Planning Commission tracking that.

9. COMMISSIONERS COMMENTS

Masefield noted that the sidewalk ordinance should be revised and that the Planning Commission should look at the accessory building in front of principal building standards. VanLaan wants to know where they stand on sidewalks with direction on future decisions. Bradshaw stated this would be a learning curve to figuring out the “why” behind it. Bradshaw also said he is on the M-37 sub-committee and said the project is set to cost \$43 million with a public input meeting on June 22nd and farm properties that are nearby and the future look of the area (2025 construction) to make it a boulevard. Curtis asked if the sidewalk ordinance could be pulled into the regular zoning ordinance so it’s all together. Wells stated that there is work happening to research sidewalks. Eberly discussed the potential for wider roads versus pedestrian pathways and safety. Wells commented that wider roads increase traffic speeds.

10. CORRESPONDENCE

Mail on their desks regarding the Gaines Township master plan update. The next Planning Commission meeting is June 6th and Wells gave an agenda summary of what is coming up at the next meeting. No meeting July 4th so then the next meeting would be July 18th. Very busy with upcoming projects and coordination, staff reports, planning projects, etc. Wells stated that they have had some conversations with EGLE regarding approved site plans from the Township and wetland delineation so EGLE can see site plans and have a pre-application meeting first but Commissioners were unsure on that process and if other Townships did this.

11. ADJOURNMENT

Motion by Eberly

Second by Curtis to adjourn.

Voice Vote: Motion carried.

Meeting adjourned at 9:17p.m.

CALEDONIA TOWNSHIP PLANNING COMMISSION

APPROVED



Diane Cutler, Secretary

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