

CHARTER TOWNSHIP OF CALEDONIA
PLANNING COMMISSION
APPROVED MINUTES of a meeting held on August 1, 2022

A regular meeting of the Charter Township of Caledonia Planning Commission
was held at 7:00 p.m. on Monday, August 1, 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, John Eberly, Carol VanLaan

Members Absent: Tim Bradshaw, Jodie Masefield

Staff Present: Planner Lynee Wells, Assistant Ellie Koetsier

Others Present: Applicant and Agent, Twp. Residents, Greg Chandler (Sun & News)

2. CONSIDERATION OF THE MEETING AGENDA

Cutler made a motion to approve the agenda.

VanLaan seconded the motion.

Voice Vote: Motion approved; agenda approved.

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

Laura McDowell (9133 Enchantment Drive) shared concern regarding the Kettle Preserve development going in at 7153 Whitneyville Avenue and that she wanted at least an acre/acre and ¼ lot sizes with a stand-in cement crossing fixture for safer travel for students since the traffic volume of Whitneyville Avenue is already high. She also stated wanting more traffic lights if the new development comes in and adds more pressure on the area as well as the water. She is wanting to keep the rural feel of Caledonia.

Tom Larabel (Westview Capital/Allen Edwin Homes) shared his agreement with the upcoming Patterson Place project that is the new development going in where Morgan Woods West is the neighbor to the east with natural buffering. He stated they have reviewed the plans and are in favor of the attractive project.

4. CONSIDERATION OF MEETING MINUTES

A. 07/18/2022

Eberly made a motion to approve the 7/18/2022 Planning Commission minutes as presented.

VanLaan seconded the motion.

Voice Vote: Motion approved; Minutes were approved.

5. INQUIRY OF CONFLICT OF INTEREST

Eberly recused himself.

Commissioners discussed.

Curtis made a motion that Commissioner Eberly does have a conflict of interest on unfinished item A.

VanLaan seconded the motion.

Roll Call Vote:	CURTIS: Aye CUTLER: Aye BOSSCHER: Aye BRADSHAW: Absent	EBERLY: Recused MASEFIELD: Absent VANLAAN: Aye
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Motion Passed.

Commissioner Eberly recused himself and left the meeting.

6. NEW BUSINESS

None.

7. UNFINISHED BUSINESS

A. Site Plan review, Patterson Place, 7528 Patterson, Applicant is Mark Pung, Agent is Exxel Engineering. Parcel number: 41-23-07-300-044. Zoned: R3

Wells summarized her memo and an overview of the request; 28 buildings, 2-stall garage, 2-story configuration in center, zero-step options for end units, park area, internal sidewalk system/walking trail, and 47 additional spaces for visitors. She also stated that many conversations and meetings have been had with the applicant, engineering, architects, herself, and the township Fire Chief to meet the architectural standards.

Applicant presents their case:

Todd Stuve (Exxel Engineering) agrees with Wells' memo and gave brief summary of façade design (front and rear of building layout) of 4-unit buildings having middle two (2) units being 2-story and the two (2) end units being single-story ranch-style with garages on rear of the building. Mark Pung (Applicant) wanted to discuss the architectural standards with the Commissioners.

Discussion:

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

VanLaan asked when the development will be hooked up to water and Wells said that there is no agreement yet but conversations are far enough along in discussion to move forward.

Bosscher asked for explanation on 75% masonry architectural standard not being met.

Curtis did a lighting plan walkthrough and items needed; to scale, no outdoor lighting, registered professional engineer stamp, etc. where all the requirements haven't been met and Pung responded saying he hadn't put money into that portion until he has a site plan.

Pung stated that the watermain connection where percentages/amounts have been agreed upon and the next step is engineering which hasn't been paid for since he doesn't have a site plan. He also stated that the 75% masonry requirement drives a certain design and thinks the current rendering of the buildings looks excellent. He said he can't realistically see/find examples of 75% masonry so he chose not to present 75% on the plans with the rear-loading garages. Pung also stated that there is a discrepancy between commercial and residential masonry options listed. Curtis questioned the 22% masonry calculation presented by Pung versus the 75% standard and the variation in the building look.

Pung stated that his architect, Progressive AE, is nationally recognized and designed to the intent of the standard and that this requirement is driving a design intent.

Bosscher said an alternate design may have helped to show the 22% reasoning and he said more effort needs to be made for masonry and the rear-loading garages.

Pung said the grading for the site drives costs up and there is potential of doing the brick/masonry on most sides except the back due to the garage doors.

VanLaan said she wants to see front and sides of the buildings brick and gave some examples of areas where that has been done; i.e., Kentucky. She also suggested that maybe a new architect is needed. She also stated that the current design reminds her of a trailer park/meeting hall.

Bosscher said the rear is fine without brick, the front can be done in brick, and asked where the brick became an issue.

Pung stated that the roof line and the support of the brick needed and that he was wanting to problem solve with other options with Wells and the Fire Chief.

Cutler stated she has nothing new to add to the conversation that hasn't been said.

Bosscher said lots of time and energy was put into the architectural standards.

Pung wanted to discuss, from the Planner's memo, the Fire Chief request of taking out the green space for a fire lane and wanted to try out other options. The PC suggested pervious pavers that can support the fire truck and still offer some green.

Voice Vote:

Bosscher made a motion to table the current site plan request for 7528 Patterson Avenue known as Patterson Place.

Second by VanLaan.

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

Motion Tabled.

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

None.

9. COMMISSIONERS COMMENTS

None.

10. CORRESPONDENCE

Wells noted the updated PC member contact list in the packets and no one had any changes.

Wells also discussed the next PC meeting, August 15th, and commissioners Curtis, VanLaan, and Eberly stated they will be absent.

11. ADJOURNMENT

Motion by Bosscher.

Second by VanLaan to adjourn.

Voice Vote: Motion carried.

Meeting adjourned at 8:08p.m.

CALEDONIA TOWNSHIP PLANNING COMMISSION

APPROVED



Diane Cutler, Secretary

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