

CHARTER TOWNSHIP OF CALEDONIA

**PLANNING COMMISSION**

**APPROVED MINUTES of a meeting held on August 15, 2022**

A regular meeting of the Charter Township of Caledonia Planning Commission was held at 7:00 p.m. on Monday, August 15, 2022, at the Township Office, 8196 Broadmoor Ave. SE, Caledonia, Michigan.

**1. CALL TO ORDER / ROLL CALL**

Vice Chairperson Jodie Masefield called the meeting to order at 7 p.m. with a quorum present.

**Members Present:** Diane Cutler, Stan Bosscher, Tim Bradshaw, Jodie Masefield

**Members Absent:** Doug Curtis, John Eberly, Carol VanLaan

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

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

**2. CONSIDERATION OF THE MEETING AGENDA**

**Bosscher 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. 08/01/2022

**Cutler made a motion to approve the 8/1/2022 Planning Commission minutes as presented.**

**Bosscher seconded the motion.**

Voice Vote: Motion approved; Minutes were approved.

**5. INQUIRY OF CONFLICT OF INTEREST**

None declared.

**6. NEW BUSINESS**

- A. Public hearing and consideration of rezoning request, Day Three LLC, for a 49.1 acre parcel located at 8705 Kraft Avenue SE, Parcel Number: 41-23-19-200-030 from the Agricultural District to the R-2 Medium Density Single Family District: Applicant is Zak Vander Ark, Agent: Moore and Bruggink, Inc.

Wells summarized her memo.

Applicant presents their case:

Justin Longstreth (Moore & Bruggink) agreed with Wells' summary. He said that they are doing their due diligence and they understand that this is a multi-step process. He said they are hoping to rezone for a single-family zoning district development (not duplexes) and has met with Township staff and the Engineer regarding the runoff and traffic topics brought up by residents.

Public Hearing opened at 7:07 p.m. by Vice Chairperson Masefield.

Floor Open to Public Comments:

John Casser (neighbor) wanted to know the wording of the ordinances/resolutions from the Township Attorney. Wells provided a verbal summary.

Margie Cho (adjacent property owner) not thrilled with the development and has lived in Caledonia for 50 years. She and her family have a working farm that will be on an "island" with this new development and neighbor walking and quad traffic. She is concerned about extreme water runoff and would like to have some type of distinguishment between properties.

Gary Scott (neighbor) wants clarification on R-2 zoning being duplexes or not and the increased traffic on Kraft Avenue with adding more homes and the school year congestion to start soon.

Unnamed resident agreed with previous comments with rezoning and the increased Kraft Avenue traffic and the safety hazard. He also discussed bottleneaking.

Public Hearing closed at 7:14 p.m. by Vice Chairperson Masefield.

Discussion:

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

Masefield summarized the process of rezones and following steps needed for site condominiums.

Bradshaw said this aligns with the Master Plan so it makes sense.

Cutler wanted clarification on land splits on 84<sup>th</sup> Street that are not part of this rezone request.

Vander Ark said they may apply for rezone of the Kraft Avenue parcel (8671 Kraft Avenue).

Voice Vote:

**Bradshaw made a motion to approve the rezoning to R-2 in accordance with the request and the existing 2018 Master Plan as a recommendation to the Township Board.**

**Second by Bosscher.**

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

Motion Carried.

- B. Public hearing and consideration of a zoning ordinance text amendment, Applicant is Caledonia Township. Amendment to Sections 7.5, 8.5 (a), 9.5 (a), 9B.5 (a) and 15.5 (e) of the zoning ordinance pertaining to density bonuses for uses served by public sanitary sewer systems.

Wells summarized her memo.

Masefield clarified what district(s) this applies to/what it would apply to; R-1, R-2, R-3, R-4 districts and same with PUDs, which Wells confirmed.

Public Hearing opened at 7:24 p.m. by Vice Chairperson Masefield.

Floor Open to Public Comments:

Dave Wozniak (Caledonia landowner, developer) wanted clarity between the difference of what the zoning ordinance currently says versus what is proposed and Wells explained that the amendment removes the lot size reduction for community sewer. Community sewer would not be prohibited, simply the lot size would have to match the applicable zoning district.

Zak Vander Ark (Developer) wanted to know what the proposed wording would be and Wells explained the recommending wording removes the reference to community sewer for reduced lot sizes.

Public Hearing closed at 7:28 p.m. by Vice Chairperson Masefield.

#### Discussion:

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

Masefield clarified the wording to the ordinance removes the community sewer from the reduced lot size in the applicable district, but that community sewer is still allowable. She said there is no public health issues currently with any existing community sewer systems, and suggests residents speak with the Township Engineer for more information.

Bosscher asked about taking out the provision of sanitary sewer density bonus but leave in provisions #1-4 in the PUD section of the ordinance

Bradshaw prefers no density bonuses at all but understands the PUD negotiation where it can put the Commission in a gray area with commonly-occurring things like golf courses or playgrounds. Masefield wants to wait to get more feedback with other commissioners.

Bradshaw said at the end of section 3 under other permit uses for townhouses and the area and frontage number comparisons and wanting to clarify striking the community sewer everywhere with the intent of “with septic fields” to read how it is served versus wording of how it isn’t.

Wells stated that the language in those locations could remain as presented as it is repeated in each zoning district and is relevant should a community septic be requested, regardless of the lot size reduction.

Bosscher suggested striking item 5 but Wells suggested sticking with what was noticed for the hearing and having a bigger conversation about the PUD ordinance at a later date. He then confirmed with Wells about getting rid of the ability to have a smaller lot if you use private septic. With the “carrot” incentive being to connect to the public wastewater system which would allow the ability to have a smaller lot.

Bradshaw wanted to add community septic systems have a potential strain on homeowner associations and eventually the Township, if HOAs fail.

Voice Vote:

**Bradshaw made a motion to approve the request as a recommendation to the Township Board.  
Second by Bosscher.**

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

Motion Carried.

**7. UNFINISHED BUSINESS**

**A. Sidewalk Ordinance**

Wells summarized her memo as well as meetings and conversations regarding this topic.

Discussion:

Discussion was held between Commissioners and Wells regarding the following:

- Potential of moving this from a different area of the ordinance from General Law to zoning.
- Commission agreed it would be good to move to the Zoning Ordinance.
- Commissioners agreed that items 3 and 4 should be stricken. They agree that regulating sidewalks based on lot area and zoning district make sense.
- Grateful for all the work and effort that has gone into this and movement of steps forward.

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

Brian DeSmit (Developer, Caledonia landowner) wanted to know who the applicant “Caledonia Township” was and who pushes the agenda. He stated, in his opinion, it was reckless for Commissioner Bradshaw to vote to recommend to the Board something he had seen for the first time as a detriment to other landowners. He also said that buying a piece of property and then doing the zoning research only to have it be changed is frustrating. He stated that it is ironic timing with upcoming projects and what was discussed at the meeting. He said he is disappointed in making a motion on something that could have a big effect and feels that the Planning Commission isn’t operating in transparency for landowners.

**9. COMMISSIONERS COMMENTS**

Bradshaw asked about the 2018 Master Plan and pre-planning of the 2023 Master Plan. Wells stated that she hadn’t thought that far yet but did receive a preliminary vision layout for the M-37 sub-area and they are looking for community survey input. She said she would like to discuss and potentially update (or bless) the Master Plan each 5 years, incrementally, and would like to review chapter 3 as well as the overall master plan. She stated that the M37 sub area plan would be an update to the Master Plan and would like the community input process to span both the overall Master Plan and include discussion about the sub area.

**10. CORRESPONDENCE**

None.

**11. ADJOURNMENT**

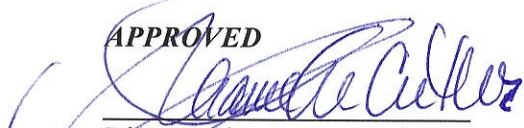
Motion by Bradshaw.

Second by Cutler to adjourn.

Voice Vote: Motion carried.

Meeting adjourned at 7:56 p.m.

CALEDONIA TOWNSHIP PLANNING COMMISSION

**APPROVED**  
  
Diane Cutler, Secretary

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