



Minutes – Planning Commission

Meeting – March 28, 2018

Meeting called by: Chairperson, Ellen Moore @ 7:29 PM

Members present: Babcock, Gunnell, Moore, Myers, Sevey, Sawade, Tilburt

Approval of Minutes: Call for motion to accept revised January Minutes and February Meeting Minutes. Motion to accept by Sevey, second by Gunnell, all Ayes, Carried.

Approval of Agenda: All agreed – stands as printed.

Agenda Matters: N/A

Unfinished Business: N/A

Open Discussion for Issues not on the Agenda:

- Correspondence received: None
- Planning Commission Members: None
- Members of the Audience: None

Report of Township Board Representative: Fred – the new budget was approved at their last meeting.

Report of Board of Appeals Representative: None

Report of Planning Consultant: None

Report of Zoning Administrator: None

New Business: Received Maple Leaf Site Condo complete Application

- Jackie & Nicholas Sopczynski
 - Request is same but applying for a Site Condo instead of a land split
- No decision tonight; PC will review; Placed on agenda for April Meeting

Preliminary request from Allen Wenzel – Storage Time

- Will complete necessary application to be on Agenda for April Meeting
 - Mentioned that previous broken fence issue has been fixed/corrected; Request will be for additional parking within fence; 30 spaces for camper storage; Will “dress up” fence along White Creek Ave. with trees for screening.

Discussion: area is not locked per customer requests but has camera security; PC suggested numbered/designated spots to be enforced via contract; gravel is all around; no troubles with waste valves or repairs on site.

Conclusion: No decisions at this meeting - Will plan on April Agenda with consideration for replacement clause on trees/fence screen.

Board Members of Audience: Art Gerhardt: Questions re: AR1 & AR2 map.

- How were areas determined by PC; how were lines/boundaries/sections established?

PC Response: Attempted to keep A1 in areas already 1 acre and those closer to City of Cedar springs; Focus was to keep the rural feeling that residents wanted; Survey encouraged rural/agricultural; felt A2 would keep that and wouldn't use up farm land as quickly; A2 would bring those wanting larger parcels in to Solon. PC went section by section; 17 Mile West was kept mostly Hwy Comm; Some lines drawn due to farm land/vacant land and natural lay of land; "Squaring" was prevented so as not to split up parcels;

PC Comment: 2 acre parcels help township; PC, Planner, Zoning, all worked very hard and long to give this careful consideration; 1 acre areas have more enforcement concerns; Decision attempted to take into account 10 – 15 years into the future.

Zoning Administrator: Distributed copy of landscape renditions for St. John Paul due to PC giving him authority to decide. He has suggested "replacement" clause; they're making a concentrated effort to cooperate with concerns about architectural cohesion between new/existing structures.

Moore: Called for motion to adjourn

Motion by Sevey, Second – Gunnell; All ayes – Carried. Meeting adjourned: 9:12 pm

Next meeting Wednesday 4/25, 2018 – 7:30 p.m.