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*Meeting called by:* Chairperson, Ellen Moore @ 7:30 PM

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

*Others present:* Attorney – Van Allsburg, Supervisor – Ellick

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*Pledge of Allegiance:*

*Approval of Minutes:* Motion to accept August 26th minutes with revision by Swade, second by Sevey; Revision on Approval: Pg 2, Unfinished Business – “There are new drinking standards *but at this time there is not enough basis for the township to get involved.*” all Ayes, Carried.

*Approval of Agenda:* Motion to approve meeting agenda by Sawade, second by Gunnell, all Ayes, Carried.

*Public Comment - Matters not the Subject of Public Hearing/Agenda Items:* No question/comment.

*Agenda Item 1:* Site Plan Review of Expansion – Car Center at 13399 White Creek

*Discussion/Questions:* Stipulations, i.e. engineer conditions, were reiterated and applicant, Bill Edwards, agreed they will follow all directions. (Moore) With no further questions, comments or discussion, called for a motion to approve expansion resolution. Motion by Sevey, Second by Sawade; All Ayes, Carried.

*Agenda Item 2:* Sub-Committee Report: SPU Update – Premier Towing & Recovery at 13889 West Street, Cedar Springs. (Moore) Turned meeting over to Sevey, Chair of Planning Commission’s Premier Sub Committee.

(Sevey) Sub-Committee met and examined the challenges, drafted a plan, then met with applicant. Requirement list was read aloud and Premier plans to complete by this meeting. Sevey and Tilburt visited the site and found a big improvement. (Babcock) Need to continue discussion on Recycling/Rezoning.

*Discussion/Questions:* (Moore) Sub-committee’s work shows a lot of progress; called for input on PC decision.

(Van Allsburg) Need to evaluate the uses they want and how/if it fits with the ordinances. (Moore) Recognized, Attorney Ed Wolven, representative for Premier. (Wolven) Update: The building project on hold; sub-committee report addressed; doing no repair excepting what’s owned by Premier, discontinuing removal of items from vehicles; cease to use adjacent property; only use 2<sup>nd</sup> drive for entrance and parking; rear area only for storage; their engineer indicated no change required for drainage plans; vehicles now in enlarged fence so is compliant; no flatbeds out; no “for sale” in excess of 2; tow vehicles are new and inside fence at night; police control the required time on impound; only issue is 90 days which is difficult for a wrecker operation so they’re asking for more than 90 days. Requesting to park service vehicles on drive and 90 days limit be suspended. (Moore) With expansion on hold, when can they return to PC - needs ample notice. (Beth Rizzon) wants to start early spring; should have something by next meeting. (Van Allsburg) Matters PC needs to address include: dismantling/repair of their own vehicles, salvage operations, number of vehicles stored, 90 days duration issue, service vehicles on adjacent drive, and property next door that’s not authorized for operation. Issues need to be explicit to avoid future problems. (Tilburt) Sub-committee requested more details on site plan. (Babcock) Asked PC to consider auto repair/recycle/restoration be added to IND since recycling definition is interpretive. (Van Allsburg) Could consider an amendment to HC – SPU would give permission but would need township board authorization. (Sawade) Asked for clarification about operating on one parcel or the other. (Sevey/Tilburt) Combined parcel for tax - cannot split back. (Van Allsburg) Under current ordinance, not authorized to use; description not a concern. (Sawade) Re: 90 days – will police requirements make this longer? (Sevey) Could do 90 days with an exception. (Rizzon) Is up to prosecutor – they can get ownership in 90 days but sheriff changed rules – longer time on paperwork. (Wolven) Premier didn’t do police work at original action. (Van Allsburg) Main concern is no “junkyard;” operation is now significantly different from original approval. (Moore/Babcock) Suggested police cars be a separate issue with limits i.e. “except legal cars;” (Van Allsburg) Is more what they choose to pick-up. (Ellick) The issue is what Premier takes. (Wolven) Immediate concern is continued operation until definitive answer from PC; asking for 90 days duration issue and parking of service vehicles. (Sawade) Shouldn’t be salvage regardless. (Wolven) Opposes – not doing salvage. (Sevey) Originally allowed work on service trucks, not purchased vehicles. (Rizzon) Moved from towing vehicles

to other – was approved by township and didn't know to come to PC. (Sevey) Haven't received a copy of that documentation to confirm. (Van Allsburg) Township official didn't have authority regardless. (Van Allsburg) Now need to determine a limited time action to avoid enforcement; discuss what they want to propose and make sure there's a new SPU; choose time length and applicable rules. (Moore) What to do following this? (Van Allsburg) Determine if violation, extension, etc. (Moore) Suggested 120 days to get site plan and start; perhaps return to sub-committee. (Van Allsburg) We want them to live within PC findings/rules. (Tilburt) PC needs to decide as a whole; SPU – HC, IND operation goes to township board. (Sevey/Tilburt) Can enact time frame on issues in case of delayed construction, then perhaps extend. (Babcock) Consider "auto repair shop/vehicle sales" clause subject to our rules. (Van Allsburg) Possible to do a SPU for that. (Moore) Perhaps have something for next month? (Van Allsburg) Need to decide actual content. (Gunnell) Suggested return to sub-committee – need time to set up. (Tilburt) Shouldn't rush decision. (Moore) PC wants what's in best interest for both. (Sevey/Babcock) Suggested Premier present new site plan and written list for PC. (Van Allsburg) We need list in an organized way with a revised site plan that addresses the points discussed here. (Van Allsburg) Can have 90 days with no enforcement as long as nothing gets worse. (Sevey to Rizzon) The sooner a new plan is presented, the better. Check with Zoning Administrator for anything additional needed now. (Sawade) Questioned return to sub-committee for compliance to number of cars on lot; 6 months realistic providing there's forward progress. (Sevey) No sub-committee again – was temporary." (Moore) called for motion for 6 months without any increased violations, compliance with sub-committee be maintained, and a revised site plan is submitted incorporating sub-committee requirements, with opportunity for possible further extension. Motion by Babcock; Second by Sevey.

Further Discussion: (Wolven) Including parking for service vehicles? (Sevey) No – cannot use the drive. No further discussion, all ayes, motion carried.

(Moore) Called for a motion to approve allowing service trucks in 2<sup>nd</sup> drive during the interim.

Discussion/Questions: (Sevey) Asked if parking on other drive during the day only. (Rizzon) Yes –office hours of 7 a.m. – 6 p.m. Motion by Sawade, Second by Tilburt, all ayes, motion carried.

Comment: (Van Allsburg) Heed the narrative – needs to be descriptive. (Babcock) Consider "Salvage" be changed to "recovering?" (Van Allsburg) Evidence is they want to do "salvage." (Babcock) Useable parts are one thing - a junk yard different, "Salvage" is not primary. (Van Allsburg) Should be "what can't they do. (Tilburt) Will be in detailed narrative.

Conclusion: Applicant to get plans in to move forward and then PC contemplates amendment(s). Applicant agreed to provide a detailed, updated narrative.

#### *Unfinished Business: Sawade/Van Allsburg – PFAS/Biosolids Update*

(Sawade) Distributed article for information. Is becoming more and more prevalent on the state/national level.

(Van Allsburg) He forwarded information on the Great Lakes Virtual PFAS Summit if interested.

Conclusion: Relevant material will continue to be forwarded to the Planning Commission.

#### *Open Discussion for Issues not on the Agenda:*

1. Correspondence distributed: Updated letter from Engineer Gritters on Koienga/Premier Auto for reference.

*Report of Township Board Representative Gunnell: N/A*

*Report of Board of Appeals Representative Tilburt: N/A*

*Report of Planning Consultant: N/A*

*Report of Zoning Administrator Gross: N/A*

Moore called for anything further to discuss: Re: Premier Towing and Recovery –can they go to ZBA with anything they don't agree on with us? (Van Allsburg) As it stands now, would need circuit court. (Ellick) Caution – shouldn't change ordinances for them; they're probably not "getting it." (Van Allsburg) Echoes supervisor concern –would be counter-productive; Need to be strict and consider the neighborhood. (Tilburt) Their statement, "becomes their vehicle by law..." is example – is a poorly run junkyard. (Ellick) Licensing is for a used auto dealership, no such thing as a "junkyard - they want "Premier Auto Parts." (Myers) Need to clarify "cars;" "scrap" very different from 120 "cars." (Sevey) They said Kent County plows west side, city plows east side. (Myers) Street is a city street, not a Kent County street; the KCRC does not plow there.

Conclusion: At this point, next month's meeting will be held providing what Premier brings in and when.

Moore: Called for motion to adjourn: Motion by Tilburt, second by Myers, all ayes – motion carried.

Adjourned: 9:20 PM

Next Scheduled Meeting: Wednesday, October 28, 2020

7/20/2021 Richard

- Secretary

3/3/2021

- Date

