



*Meeting called by:* Chairman Sevey @ 7:33 PM

*Members Present:* Vice-Chair Sevey requested Member Roll Call

*Al Myers*   X   *Hal Babcock*   X   *Mark Hoskins*   X   *Keith Sawade*   X   *Rick Sevey*   X    
*Jon Tilburt*   X   *Joe VandenBerg*   X  

*Others present:* Attorney – Leisman, Zoning Administrator – Gross, Supervisor - Ellick

*Pledge of Allegiance:*

*Approval of Minutes:*

*Sevey:* Called for motion to accept April 27, 2022, meeting minutes as written/clarified. Motion by Tilburt, second by Myers; all Ayes, Motion Carried.

*Approval of Agenda:*

*Sevey:* Called for motion to accept Agenda as written. Motion by Hoskins, second by Tilburt; all Ayes, Motion Carried.

*Public Comment - Matters not the Subject of Public Hearing/Agenda Items:*

*Sevey:* Called for public comment - with no public comment, public comment closed.

*Agenda Items to be reviewed by the Planning Commission:*

*Agenda Item #1:* Pinnacle Construction Group – Cedar Springs Hospital – Signage amendment to Approved SPU

*Sevey:* Called for PC input on re-submitted plans received 5/18/2022 & 5/23/22, and recognized \*Drs. Judy and Lawrence Nauta, owners.

*PC Discussion/Questions:*

- Illuminated “Emergency” and “Urgent Care” signs still an issue – could be seen from road and be misinterpreted as care for people; stipulation suggested, “cannot be seen from main road.”
- Is now under canopy but level of illumination should not be bright.
- Illumination level may be able to change once new landscaping fills in - may be a long time, however.
- Dimmer switch is key.
- Good idea to give Zoning Administrator authority to approve appropriate level of illumination.

*Applicant Discussion/Response:*

- Illuminated signs now on dimmer switch so color much less bright.
- Now fastened under canopy.
- Trees had to be removed for retention pond but will be replaced.

*PC Discussion: (Leisman) Submitted draft resolution.* Amendments to Resolution 21-12, Sec 2(j) will detail approved signage per latest plan submission and illumination to be approved by Zoning Administrator.

*Conclusion: Sevey:* Called for motion to approve SPU amendment as written by attorney. Motion by Tilburt, second by Sawade. Ayes: 6, Nays: 1 – Motion Carried.

*Unfinished Business: (Gross) Re: CS Retail Mgmt./Stonefield Engineering.* Being on next PC Meeting Agenda is dependent upon ZBA decision on June 15<sup>th</sup>; will set PC public hearing next week but if ZBA doesn’t approve, it’s going nowhere. If it comes to PC they’ll discuss it then; *the amount of 300’ letters less than expected* – only one to Cedarfield main office; hasn’t read traffic study yet. *(Leisman)* Will keep on PC agenda.

*Open Discussion for Issues not on Agenda:*

1. *Correspondence distributed:* Stonefield Engineering/CS Retail Management – Site Development Plans, Multi-Tenant Shell Plans, Traffic Study
2. *Planning Commission Members: (Sevey) Re: Premier Towing<sup>1</sup>:* After discussion at April meeting there was not a

<sup>1</sup>cf. 2020 Planning Commission Meetings: July 22, August 25, September 3, and September 23

motion made to abandon SLU request...formal motion necessary?

*PC Discussion:* (Leisman) Recommends motion based on previous discussion. (Gross) They have a SLU – now want to revise; they’re trying to make what’s illegal, legal – has not followed PC direction. (Tilburt) Conditions haven’t been met – should revoke. (Leisman) The “one year” requirement wasn’t met; can revoke the expanded SLU because it’s been 2 years with no compliance. (Gross) Revoke Sub-Committee allowance as well? Nothing’s been enforced. (Hoskins) If revoked, in violation now? Gone beyond footprint? (VandenBerg) What’s main violation? (Gross) In violation now...will get a letter; violations include: storage is 2X allowed area, excessive number of cars outside; operating a “recycling facility,” believes an illegal body shop when wrecker services only are allowed; appears to be an addition – will deal with what is visible now. (Myers) Wreckers for state and city cars.

*Conclusion:* Sevey: Called for motion to revoke extended SLU based on nothing having been started for 2 years and not demonstrating any compliance with Planning Commission requirements. Motion by Tilburt, second by Myers. All Ayes – Motion Carried.

*Report of Township Board Representative:* (Hoskins) N/A

*Report of Board of Appeals Representative:* (Tilburt) Upcoming ZBA meeting on June 15<sup>th</sup> is public hearing and variance request for Stonefield Engineering/Cedar Springs Retail Management.

*Report of Zoning Administrator:* (Gross) See comments in Unfinished Business.

*Additional Public Comment:*

Sevey: Called for any additional public comment and recognized \*\*Vicky Babcock. Needs clarification regarding the CS Hospital sign’s dimming restriction. (Gross) He’ll determine if the dimming factor is too bright and what levels can be used - will consult with board as well; issue is visibility from roadway and how much attention it draws.

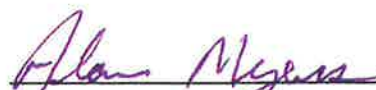
Sevey: Called for additional public comment - with no further public comment, public comment closed.

Sevey: Called for motion to adjourn: Motion by Sevey, second by Sawade, all Ayes, Motion Carried. Meeting adjourned: 8:02 PM.

*Next Scheduled Meeting:* Wednesday, June 22, 2022

\* (Nauta, Judy & Lawrence) 3705 Gentle Way, Cedar Springs, MI 49319

\*\* (Babcock, Vicky) 2711 18 Mile, Cedar Springs, MI 49319

  
6-22-22

- Secretary

- Date