



Minutes – Planning Commission

Meeting – Wednesday, August 23, 2023

Meeting called by: Chairman Sevey @ 7:00 PM

Members Present: Chairman Sevey requested Member Roll Call

Al Myers __X__ Hal Babcock __X__ Mark Hoskins __X__ Keith Sawade __AB__ Rick Sevey __X__
Jon Tilburt __X__ Joe VandenBerg __AB__

Others present: Attorney – Leisman, Zoning Admin - Gross

Pledge of Allegiance:

Approval of Minutes: Motion to accept July 26, 2023, minutes by Sevey, second – Tilburt, all Ayes, carried.

Approval of Agenda: Motion to accept Agenda as presented by Sevey, second – Hoskins, all Ayes, carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: Public comment directed to Agenda items, no comments, public comment closed.

Agenda Items to be reviewed by the Planning Commission:

Agenda Item #1: Scheduled Public Hearing - Ordinance Amendment: Addition of Pet Crematoriums to NC District

Sevey: Called for public comment with explanation of procedures: No public comment, hearing closed.

Sevey: Called for motion to recommend approval of ordinance amendment to the township board. Motion by Tilburt, Second – Sevey. Ayes = 5, absent = 2, motion carried.

Agenda Item #: Scheduled Public Hearing - Special Land Use – Bridge Gate Pet Crematorium – 13470 White Creek

Sevey: Called for public comment with explanation of procedures: *(Resident – White Creek Ave.) Complaint about the smell; complaint – why operating prior to approval?

Sevey: No further public comment, hearing closed.

PC Discussion/Questions:

Leisman:

- Addition: Sec. 4(b) Operators
- No hours set for Jeep Armory
- Sec. 3(d), Hours for Pet Crematorium to be 5 am – 11 pm, Mon. – Sat.; can work inside evenings & weekends as-long-as no sound or smoke created
- Sec. 3(e), addition of no junk vehicles parked outside fenced area shown on site plan by Jeep Armory
- Sec. 3(f), construction of 2 fences to be complete by July 1, 2024; must be 6' high, solid privacy fence
- Sec. 3(G) Chimney emissions and smoke: Crematorium to be operated to prevent noxious/hazardous smoke, soot, fumes, odors, air pollution, particles, or other products of combustion from adversely impacting any neighboring properties.
- Sec. 3(h), only dogs, cats, and other small animals cremated; no storage of carcasses more than 2 hours at a time unless in properly cooled storage.

PC: Requested Zach Doerr address the odor complaint noted above. (Doerr) The initial installation had mechanical issues which have since been corrected by the installing contractor. The issue of operating without approval was due to PC/Zoning misunderstanding during the first review.

Sevey: Called for motion to recommend resolution, with changes, approving special land use and site plan for pet crematorium, Jeep Armory, and single-family dwelling to the township board. Motion by Tilburt, Second – Sevey. Ayes = 5, absent = 2, motion carried.

Unfinished Business:

1. Solar Energy – Large-Scale Systems Amendment: Reviewed Draft 4 of amendment submitted by study committee dated Aug 23, 2023. *Attachment A and Attachment B distributed.*
 - Sec. 2 (c) Requirements: (1) project area not to exceed 200 acres
 - Sec. 2 (c) Requirements: (2) total project area in township not to exceed 800 acres
 - Sec. 2 (c) Requirements: (3) addition of, “per project area” to last sentence
 - Sec. 2 (c) Requirements: (20) addition of, “submitted to the Township Board and Township Fire Chief”

Conclusion: Motion by Sevey to set public hearing for September 27th, 7:30 PM. Second – Tilburt, all Ayes, Carried.

2. Master Plan Evaluation: Does need updating...housing, population, HC District along 17 Mile Rd, etc. Also need to be pro active on recommendations made in the Master Plan.

Conclusion: Will set up possible work session at September meeting.

Open Discussion for Issues not on the Agenda:

1. Correspondence Received: Sparta Township Master Planning – was addressed
2. MTA Training Webinar: Cathy to Reschedule
3. Planning Commission Members: (*Babcock*) Need to revisit the 425 Agreement with the City of Cedar Springs Planning Commission

Report of Township Board Representative: (Hoskins) Township Board adopted amendment to strengthen our refuse ordinance that goes into effect September 17, 2023.

Report of Board of Appeals Representative: (Tilburt) N/A

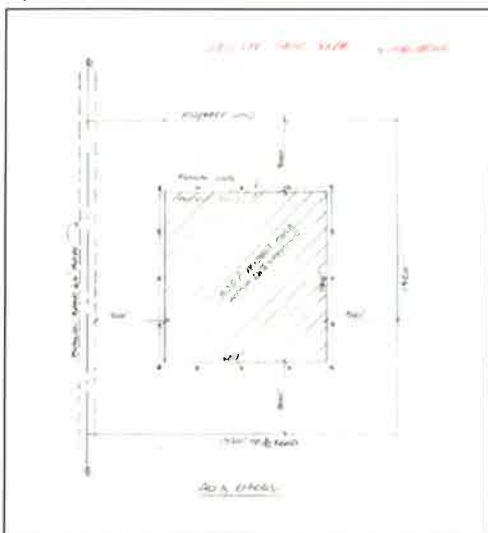
Report of Zoning Administrator: (Gross) CS Retail Management/Stonefield wants a stand-alone drive-through...better report next month.

No additional public comment, closed.

Sevey: Motion to adjourn by Sevey, second – Babcock, all Ayes, Carried. Meeting Adjourned: 9:25 PM.

Next Scheduled Meeting: Wednesday, September 27, 2023

Utility Grid Solar Ord – [Attach A](#)



Utility Grid Solar Ord – [Attach B](#)



Alan Myers - Secretary
9-27-23 - Date

*Neighborhood Resident