



Minutes – Planning Commission

Meeting – Wednesday, April 23, 2025

Meeting called by: Chair Sevey @ 7:31 PM

Members Present: Chair Sevey requested Member Roll Call

Brad Carey __X__ Hal Babcock __X__ Mark Hoskins __X__ Keith Sawade __AB__ Rick Sevey __X__
Jon Tilburt __X__ Joe VandenBerg __X__

Others present: Zoning Admin – Gross; Attorney - Redick

Pledge of Allegiance:

Approval of Minutes: Motion to accept March 25th Joint PA 425, meeting minutes by Sevey, second – Hoskins, all Ayes, Carried. Motion to accept March 26th PC meeting minutes by Hoskins, second – Sevey, all Ayes, Carried.

Approval of Agenda: Motion to accept Agenda by Sevey, second – Babcock, all Ayes, Carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: No public comment, closed.

Agenda Matters to be Reviewed by the Planning Commission:

1. Cedar Springs Retail Management – Revised SPU Plan

(Sevey) Recognized *Alejandro Fernandez, Stonefield Engineering; Also present, **Eric Stark, Attorney, and ***Kegan King, King Water Well.

Applicant seeking amendment to Resolution 24-12 changing domestic water well service from being connected to the Meijer system to an individual, on-site well; have received approved variance from Kent County Health Department and been issued a well permit.

PC Discussion/Questions:

- Why no longer accessing Meijer system?
- Sewer system changed?
- Size of well?
- Does KCHD know of neighboring fuel station?
- Water suppression system?
- Testing required?
- What is average depth of wells there?
- Are Setbacks and/or parking affected by changing?
- Does KCHD know there's another option with Meijer?
- Is our fire chief aware/approving?
- Is Engineer Gritters aware/approving?

Applicant:

- Change is tenant request for their own well/water supply to be private; Meijer has a lot of restrictions.
- Sewer system remains coordinated with existing Cedarfield system.
- Is 5" well.
- KCHD aware of gas station – are far enough away...500'.
- Water suppression not required.
- Is a lengthy list of standard requirements; average depth of private wells in area = 150'; must penetrate protective barrier; parameters on well permit.
- Setbacks will come into play; no need to change parking.
- KC is aware of Meijer option.

Zoning Admin: (Gross) Has contacted Fire Chief Hays but he doesn't have the knowledge to review; plan was given to Engineer Gritters – response is copied to you; is awkward situation but is their decision.

Conclusion: Motion to accept revised site plan for new water connection and approve amendment to Resolution 24-12 by VandenBerg, Second by Sevey; Vote: Ayes = 5; Nays = 1, Motion Passed. *ADDENDUM AT 5/28/2025 Meeting – Require copy of Variance from Kent County Health Department to Zoning Administrator.*

Unfinished Business:

1. Application Check List: Sawade absent, matter tabled.
2. Zoning/FLU Map Rezoning: (*Gross/Redick*) Need clarification – Meijer area on maps appears different zoning...want Neighborhood Commercial or Highway Commercial?

PC Discussion/Questions:

- Should be NC – is more residential.
- Should rezone in front of Cedarfield now?
- Do we have list of all affected parcel numbers?
- All affected properties notified?
- RE: North of 17 Mile – went 660' due to "natural" boundary line; What if there are properties deeper than 660'?
- Asks for clarification on current residences if home burns...can rebuild?
- Ok to move forward – do all now, including parcels on south side of 17 and Northland at 16 Mile

Gross/Redick:

- Currently Meijer is not in amendment – dependent on PC preference.
- Cedarfield has implied an attempt to sell front property at 17 Mile – is spot zoning; to rezone now would be awkward...don't know the future; can handle in future as needed.
- Information will be sent to all parcel owners with an explanatory letter.
- Properties greater than 660' deep are considered zoned the same.
- If residence existed and is destroyed, currently cannot rebuild if damaged over 60%; Zoning office has Casualty Replacement form letter on file for these situations – can be noted at public hearing.

Conclusion: Agreed – Meijer zoning is HC; Mark Hoskins will contact Hula Engineering to correct maps indicating Meijer is HC District; PC will await updated amendment with Meijer Zoning clarification.

Motion by Sevey to set public hearing for Zoning Ordinance Amendment on June 25, 2025; Second – VandenBerg, All Ayes, Motion Carried.

3. Ordinance Amendment – Single Family Dwellings – Continuing Review: (*Redick*) Noted changes: Sec. 9.02, J1 – wording, "zoned" to "rezoned;" Ordinance 14.02, A1 – includes "NC Districts" and A2 removes NC Districts; 10.02 removed entirely.

PC Discussion/Questions:

- Is consistent with what we asked for

Motion by Sevey to set public hearing for Single Ordinance Amendment on June 25, 2025; Second – VandenBerg, All Ayes, Motion Carried.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members: (*Sevey*) Re: Great Lakes Landscape on White Creek – noticed more clearing and stakes - anything been submitted to Zoning for expansion? (*Gross*) Was set for AG so can put AG building in if selling cash crop.
(*Hoskins*) Fire Chief Hays shared about a fire on Wiersma with 3 houses on private drive; back house fire very difficult – came very close to neighbors; how we space houses important.
(*Hoskins*) Beneficial to ask Representative Pat Outman to PC for discussion on issues? PC Agreed to invite for May or June meeting.
(*Tilburt/Hoskins/Carey*) Local news: Ottawa water shortage - - initiate conversation with our engineer? Kent County slowing down developing; PFAS a major concern; Rockford not allowing water system additions; some of Rockford water is from Plainfield Twp.
(*Hoskins*) Re: Affordable housing shortage – Rockford working on adapting existing garages as living space/rental
(*VandenBerg*) Moratorium on new building applications for 17 Mile development is expiring – should request extension.

(cont.)

Motion by Tilburt to request Township Board for 6-month extension on moratorium set for any new building and zoning permit applications in 17 Mile corridor to Division in accordance with the FLU map; Second – Carey, All Ayes, Motion Carried.

2. Correspondence – (Tilburt) *Our Home, Our Voice* Bulletin has information on upcoming state legislation about local authority

- Planning and Zoning Training upcoming; only Brad Carey attending May 21st.

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

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

Report of Zoning Administrator: (Gross) – N/A.

Additional Public Comment: ****(Babcock, Vicky) Reminder of new meeting start time at 7:00 PM, not 7:30.

Adjournment:

Sevey: No further discussion. Motion to adjourn by Sevey, Second – Vandenberg, all Ayes, Motion Carried. Meeting Adjourned: 8:44 PM.

Next Scheduled Meeting: Wednesday, May 28, 2025, 7:00 PM

* Fernandez, Alejandro - Stonefield Engineering, Birmingham, MI 48009

** Stark, Eric – Miller/Johnson Attorneys, Grand Rapids, MI 49503

*** King, Kegan – King Water Well, Rockford, MI 49341

**** Babcock, Vicky – 2711 18 Mile Rd., Cedar Springs, MI 49319


Secretary
5/28/25
Date

