



Meeting called by: Chair Sevey @ 7:00 PM

Members Present: Chair Sevey requested Member Roll Call

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

Others present: Zoning Admin – Gross; Attorney – Leisman

Pledge of Allegiance:

Approval of Minutes: Motion to accept May 28, 2025, meeting minutes by Tilburt, second – Hoskins, all Ayes, Carried.

Approval of Agenda: Motion to accept Agenda by Sevey, second – Tilburt, 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:

Agenda Item #1: Scheduled Public Hearing – Rezone 17 Mile Properties – US Highway 131 to Algoma

Sevey: Called for presentation and recognized Attorney Leisman for explanation that the Planning Commission and Township Board have been studying the 17 Mile corridor from X131 to Algoma Avenue, and the reason for this public hearing is primarily to be concurrent with the master plan.

Sevey: Opened public hearing with explanation of procedures and called for any public comment:

Comments Received:

- *Matulis:* Traffic bad at Cedarfield entrance – any plan for round-about; how do we deal with MDOT?
- *Heyboer:* Too fast traffic; additional businesses add contamination to my well; room for more business in City of Cedar Springs; widen M46.
- *Steelandt:* Is a coffee business going in near Cedarfield? Would add much more traffic to our entrance.
- *Stark:* How does this affect the resale of my property?
- *Owen:* Traffic situation is horrible – please help us with contacting MDOT.
- *Larson:* Now a lot more “U” turns into Cedarfield entrance – how do we deal with aggressive drivers?
- *Hamilton:* Most Cedarfield residents all have same concern; only one entrance/exit into park; If an MDOT road in Solon Township, can we rezone road?
- *Schneider:* Does this open the door for domain claims? Concern that larger industrial will come in.
- *Hall:* Restrictions/changes for homeowners’ property – e.g., build barn?
- *Winn:* Objection to 131 to Algoma rezone – west of Algoma, questionable; how much farmland lost? Traffic an issue at Hanna/Pine Island, too.
- *Babcock:* Re: rebuild clause – is it beginning 1 year from start?
- *Carr:* A lot of wetland areas; concern hazardous waste and long-term effects on water.
- *Van Harten:* Overwhelming traffic concerns; suggests “pump brakes” until addressed; wait on new business.
- *Bitely:* Zoning ordinance addressing NC area? Questions on Zoning not being appropriately answered; An educated Planner hired? Suggested these are personal opinions versus a college educated planner. If there is no allowance for AG, is that also non-conforming? What is plan for water/sewer?
- *Brace:* If can now sell property as commercial, will neighbors be notified?
- *Marsman:* How far north/south of 17 Mile? Likes the “rebuild” clause.
- *Herrington:* Options for noise control? Concern for big business coming in at Division & 17 Mile.
- *Stark:* Don’t need any more traffic...anywhere.
- *McIntyre:* What is “yellow” on map? Agree with putting on hold – don’t encourage more business/traffic.

PC Comment:

- 17 Mile, aka M46, is an MDOT road so the state has control of traffic issues, not the Planning Commission; PC can and do make suggestions; the Township has done a petition to have the speed limit reduced but haven't heard back yet. In the Planning, we made the attempt to keep heavy traffic contained.
- Property is usually worth more if commercial; taxes go up each year but isn't a direct increase; can contact the township assessor for details on individual property.
- If aggressive drivers on a private road you may contact the Kent County Sherriff's Department.
- Not aware of any situations where there would be domain claims.
- Current residences in Highway Commercial and Light Industrial will become legal non-conforming but are protected; permitting is allowed as long as it complies with Zoning.
- Do not know amount of farmland that's changed...can look at.
- In Master Planning, PC is attempting to consider for many years in the future.
- Have not been approached for requests that would be on wetlands; would be subject to EGLE review and approval.
- Zoning Ordinance for Neighborhood Commercial is Chapter 9
- The "planner" is Attorney Leisman, Zoning Administrator and PC members with years of appropriate experience.
- Anything built needing water/sewer must pass through the Kent County Health Department regardless whether commercial or residential.
- AG becomes non-conforming when sold.
- We will allow replacement for non-conforming property, just cannot make it more non-conforming.
- Requests for commercial development must come through the PC; neighbors would be notified with a 300' letter notice; receiving a 300' letter doesn't mean you're affected.
- Depths on map: HC north of 17 Mile are 1320' deep; IND on south are 2640'; NC red area to the west of Algoma both north and south are 330' deep; made sense to generally follow property lines.
- Yellow area on map is one acre residential.

Sevey: Called for additional public comment. With no further public comment, public comment closed at 7:57 PM.

PC Discussion/Questions: (Tilburt) Many good comments from residents - suggests matter be tabled to further examine concerns.

Conclusion: Motion to table until further studies, research with the state is done and more consideration by the PC, by Tilburt, second – VandenBerg, all Ayes, Carried.

Agenda Item #2: Scheduled Public Hearing – Ordinance Amendment – Existing Dwellings NC District

Sevey: Called for presentation and recognized Attorney Leisman for explanation of text amendment that, in Neighborhood Commercial, existing single-family residences can continue as a permitted use, a clause for damaged, non-conforming building rebuild/replacement that must be started within 1 year.

Sevey: Opened public hearing with explanation of procedures and called for any public comment: No public comment, public hearing closed.

PC Discussion/Questions: (Hoskins) This makes sense for the NC district.

Conclusion: Motion accept ordinance amendment and recommend approval to the Township Board by Hoskins, second – Babcock, all Ayes, Motion Carried.

Unfinished Business:

1. Application Check List: *(Sawade/Tilburt)* Have done markups on current copy – will get to Cathy to compile and print a draft for review; *(Hoskins)* Should be seen by Rodney and Jerry for approval prior to coming to PC.
2. Zoning/FLU Map Rezoning: *(Hoskins)* Maps are done and in Cathy's office.
3. Ordinance Amendment – Single Family Dwellings – Continued Review: *Concluded per Agenda Item #2*

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members: *(Babcock)* Seems we've lost sight of rewriting the Master Plan effort and still need to address updates. *(Tilburt)* Our choice was to update maps and designated zoning rather than have Mr. Toland do entire thing for us. *(Ellick)* Disagree with comment that PC is not qualified; our people are suited to do this. *(Leisman)* To upgrade charts/stats they're available for 2020 at the Census Bureau and road

