



Minutes – Planning Commission

Meeting – Wednesday, July 22, 2020

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*Meeting called by:* Chairperson, Ellen Moore @ 7:38 PM

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

*Others present:* Attorney – Van Allsburg, Zoning Administrator – Gross, Supervisor – Ellick

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*Pledge of Allegiance:*

*Approval of Minutes:* Motion to accept December 2019 minutes by Sevey, second by Myers; all Ayes, Carried.

*Approval of Agenda:* With no objections, agenda stands as written.

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

*Agenda Item 1:* Site Plan Review of Expansion – Therapy/Narnia Shoppe – 13707 West Street, Cedar Springs, MI 49319.

– Proposal by Jim Reister, owner, submitting a re-enacted application from previous submitted in 2019.

(Reister) explained they've been there for 27 years; they're just expanding and new print is a revision. Asked how long a building permit is good for -- answer, 1 year they may be extended.

*Discussion/Questions:* (Moore) With no questions, comments or discussion from the Planning Commission, called for a motion to approve expansion resolution. Motion by Tilburt, Second by Sevey; All Ayes, Carried.

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

*Discussion/Questions:*

(Sawade) Has talked with different sources and found they're not interested in suggestions or commitment.

(Van Allsburg) Re: PFAS – anticipated rules to be in place this year but Covid conditions have hampered progress; a township can't be stricter than state so makes no sense to attempt to do so; state doesn't really want local jurisdictions involved. At this point PFAS are legal due to no rules.

Re: Biosolids – township could have a local ordinance that exceeds what's allowed by the state but is difficult for a local jurisdiction to do so; he sent an email to PC to reference that science has a significant contribution; example case was given for reference to demonstrate of how difficult this subject is. (Tilburt) State wasn't enforcing its own rules. (Van Allsburg) They're more aggressive now (i.e. Flint water crisis) but there is little benefit for township to get involved.

*Conclusion:* Mark will forward any updates to the Planning Commission.

*Open Discussion for Issues not on the Agenda:*

1. Correspondence distributed: SPU Application for Premier Towing and Recovery

(Moore) Is a public hearing required for August? (Gross) Hearing required if we have everything – still not really complete; they want to do more salvage and auto sales; they've violated previous PC rule on number of cars (3) permitted and expanded storage area without PC approval; he's been working with them to avoid infractions. (Moore) Concerned about auto parts, oils, drip-pad, etc.; PC will need to be thorough with this case.

2. Planning Commission Members:

(Moore) Questioned rule for Planning Commission to hold 4 meetings/year. (Van Allsburg) Won't be a penalty to worry about and not necessary to gather just because of this.

(Sevey) Do we want to revisit the 2-acre lot minimum? All agreed to wait at this time.

*Report of Township Board Representative Gunnell:* Board was able to meet and discussed Fire Department, retirement, purchases, but nothing PC is involved in.

*Report of Board of Appeals Representative Tilburt:* No meetings.

*Report of Planning Consultant:* N/A

*Report of Zoning Administrator Gross:* Re: Meijer Gas Station Expansion – with engineer approval he's approved new restrooms and signage per remodel being less than 5% of existing so not required to come to PC.

Would like the zoning ordinance with regard to setbacks reviewed; (*Chap 3, Sec. 3.2 and Sec. H, Chap 2, Sec. 2.24*) confusion exists with front yard, back yard, and side yard, setbacks verbiage in the ordinance. (i.e. Solon ordinance vs. Nelson ordinance.) It would be easier to understand if changed. (*Moore*) Asked for Mark Van Allsburg to review.


Ongoing situation - he, supervisor, and attorneys are working on whether a township property can/cannot be built on due to whether the road is really a "road;" situation is complicated by an easement. There are enough ordinances to prevent it from happening but a previous case allowed it. Zoom meeting is upcoming. (*Sevey*) Any word on (*Scott*) dog kennel? (*Gross*) No.

*Moore called for anything further to discuss: (Ellick)* Re: Premier Towing and Recovery – suggests when PC considers their application they look at Premier & Robinson for good examples due to Premier Towing always being in "shambles." They started as a towing business and have evolved to salvage, etc. He has talked at length with the owner to no avail. He can walk in when/where Zoning Administrator cannot. (*Van Allsburg*) PC should make a list of what's required including what will be and will not be permitted. (*Tilburt*) With the application submission Jerry should be able now to inspect. (*Moore*) Make sure this is done "by the book."

*Moore: Called for motion to adjourn:* Motion by Sevey, second by Gunnell, all ayes – motion carried.

Adjourned: 8:16 PM

*Next Scheduled Meeting:* Wednesday, August 26, 2020

  
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8/26/2020 - Date  
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Secretary