



Meeting called by: Chairperson Moore @ 7:30 PM

Members Present: Chairperson Moore requested Member Roll Call

Al Myers X
Rick Sevey X

Hal Babcock X
Jon Tilburt X

Keith Sawade X
Mark Hoskins X

Ellen Moore X

Others present: Attorney – Ross Leisman, Zoning Administrator - Jerry Gross, Supervisor – Robert Ellick

Pledge of Allegiance:

Approval of Minutes:

Moore: Called for motion to accept April 28th meeting minutes. Motion by Tilburt, second by Myers; all Ayes, Carried.

Approval of Agenda: Moore: Called for Agenda to stand as written.

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

Moore: Called for any Public Comment.

Moore: Recognized Derrin Leigh representing Derrin Leigh LLC, Cedar Springs, and Straight Path, Jenison, MI., who asked PC to reconsider the Recreational Marijuana ordinance amendment discussed in January 2019; since there were many unknowns then, she has more updated information to share; asked PC members to examine the MRA (Michigan Marijuana Regulatory Agency) – a lot of information there. (Moore) Even if it was looked at again, PC can make no promises.

Moore: With nothing additional, Public Comment closed.

Agenda Item #1: Cursory Review of Gravel Pit at 3409 Egner

Moore: Called for and recognized Joe Vandenberg, owner/operator (*aerial map distributed*).

(Gross) Cannot find where a mining operation came to PC for Special Land Use; is now a legal non-conforming in that zoned area; (Vandenberg) Requesting to continue operating gravel pit; previous owners did a poor job that he wants to improve; goal is to enlarge pond and eventually build homes. Has communicated with neighbors; will keep hours of operation as 7:30 AM – 5:00 PM; Saturdays will dig but no crushing to keep noise down; repairing fence and berms; will water control dust; calcium chloride for control of road mud/dust. He's in the septic industry; wants stone for his own use only; wants to start with "sand over clay." (*re: map*) Reclamation of land is a big job; hopes for something nice and wants to do this correctly.

Discussion: (Tilburt) Noise control on Saturdays? Consider 7:30 AM too early – perhaps 8:00 or 9:00 AM. (Moore) A lot of trucks in/out? (Vandenberg) Barber Creek previous sold material so many more trucks then–still considered a small operation. (Gross) Has been there a long time with no record of complaints; no problem but never regulated. PC could document their suggestions. (Leisman) Re: Zoning Ordinances - ?? how much material removed - over 3000 cubic yards needs SPU, under needs zoning approval; is a lawful non-conforming but can expand; Ordinance 3.24 doesn't allow starting again after several years. (Moore) When did "they" quit? (Vandenberg) Doesn't know. (Ellick) Pre 1957 was a gravel pit, 1970 was crushing; misused before; problem is not knowing how much of or what is there – thousands of feet of gravel taken over the years; was before this board before but cannot find record(s). Mr. Vandenberg has good intentions for a responsible operation. (Leisman) Could do application w/details then review by Zoning Administrator and township engineer; needs to go through a process. Could do, "here's where I want to go." (Sevey) Has been a gravel pit forever...(Tilburt) Need an agreement/something in writing. (Sawade) However, future is unknown. (Myers) Looking for stone or gravel? (Vandenberg) wants stone to wash, screen, haul, and nice pond; doesn't know how much or what material is there. (Sevey) *re: agreement in writing* – will have something to stand on if future complaints.

Conclusion: (Moore) Continue for now and do a proposal; see Jerry to work toward making this more formal.

Agenda Item #2: Review and Recommendation(s) of some General and Zoning Ordinances

Moore: Called for Zoning Administrator, Gross

(Gross) Cedar Animal Hospital (*distributed aerial maps*) – proposing addition of 18 more parking spots on site plan previously by PC; also, additional parking proposed which goes into the retention pond; overflow parking currently going down the road which was never approved at the county level.

Discussion: (Tilburt) Any "future parking" noted on previous plan? Ordinance limits to one space per 400 sq. ft? *(Moore)* Additional all paved? *(Hoskins)* Marsh in proposed area? *(Babcock)* Have they been told maximum number? *(Sevey)* Will Road extend to the east? *(Gross)* Nothing marked "future" on previous plan; ordinance is 1 per 400 sq. ft.; would all be paved; is marshland in proposed – engineer would need to look at; property is large – maximum not an issue; road would be extended to the east, original intent was to split property eventually.

Conclusion: Cannot proceed without bringing new site plan to Planning Commission.

(Gross) Proposed recommendations to the following ordinances for this group to consider.

1. Revision to Inoperable Motor Vehicle Ordinance: would prefer more refined and clear language for "vehicle," i.e. Nelson Township Ordinance hand out. Currently there's no reference to trailers, etc., and we deal with a lot of abandoned "vehicles."

Discussion: (Ellick) Term "junk" needs to be clarified to make Zoning Admin job easier.

2. Revision to Chapter 16, Special Land Uses, Sec. 16-04 D, "Commercial Kennels" and Sec. 16-04 L "Kennels." Letter D, addressed as in HC zone only, no limit to acreage; letter L, in AG, limited to a minimum of 5 acres. Combine?

Discussion: (Tilburt) No reason not to combine because is a SPU; may want to revisit 100' as well. *(Sevey)* Can see why confusion...may not turn page. *(Moore)* Should do same in both areas.

3. Revision to Chapter 2, Definitions, Sec. 2.19, "Structure." Is often questioned, "What's an accessory building?" "Structure" isn't defined enough. i.e., Carports, plastic tarp "buildings," pods, truck beds, shipping containers; Issue is also what kind of structure can go in the front yard.

Discussion: (Ellick) Is logical to separate Residential and AG; tent shelters, steel garages, etc., should be considered an accessory building and need a permit; has evolved over time and need to address specific wording, especially for things like containers, now to prevent big problems later. *(Leisman)* Is a problem everywhere; excepting farms.

Conclusion: Attorney Leisman will develop new wording and have examples for PC at next meeting.

Unfinished Business: N/A

Open Discussion for Issues not on the Agenda:

1. Correspondence distributed: N/A
2. Planning Commission Members: N/A

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

Report of Board of Appeals Representative: (Tilburt) Question about Chair of ZBA eligibility since on PC. Attorney Leisman will advise.

Report of Planning Consultant: N/A

Report of Zoning Administrator: (Gross) Received a request for an Air B&B; told them is permissible but they don't want resident living there; we have nothing on short-term rentals; State is involved – can we prohibit this? *(Leisman)* Currently yes, with legislation, maybe no; issue has been put off – folks are waiting.

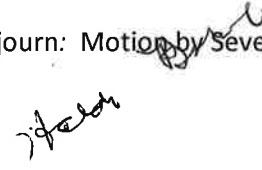
Moore: Called for anything further to discuss: *(Ellick)* He and Jerry have discussed land divisions relative to shape; perhaps need discussion on dimensions to keep format. *(Leisman)* He'll look at examples of what other townships are doing and advise.

(Sevey) Re: Driveway on Cedar Springs Ave – is it legal or hook onto another road? *(Gross)* Now in hands of resident and developer; developer offered 66' easement but doesn't meet road right-of-way; road has started to develop; can't undo what's done; needs to happen quick. *(Sevey)* We spent many meetings on this before.

(Ellick) We are looking for a couple of ZBA members – need to be objective thinkers.

Moore: With no further discussion, called for motion to adjourn: Motion by Sevey, second by Myers, all Ayes, Motion Carried. Adjourned: 8:57 PM.

Next Scheduled Meeting: Wednesday, July 28, 2021



Secretary

Date