



Meeting called by: Chairman Sevey @ 7:32 PM

Members Present: Vice-Chair Sevey requested Member Roll Call

Al Myers X Hal Babcock X Mark Hoskins X Keith Sawade AB Rick Sevey X
Jon Tilburt AB Joe VandenBerg X

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

Pledge of Allegiance:

Approval of Minutes:

Sevey: Called for motion to accept January 26, 2022 meeting minutes (correction of name spelling from Swade to Sawade re: election of Al Myers for secretary.) Motion by Babcock, second by Hoskins; all Ayes, Motion Carried.

Approval of Agenda:

Sevey: Called for motion to accept Agenda as written. Motion by Hoskins, second by Myers; all Ayes, Motion Carried.

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

Sevey: Called for public comment - with no public comment, public comment closed.

Agenda Items to be reviewed by the Planning Commission:

Agenda Item 1: DexKo – Rezone/SPU for 810 17 Mile Self-Storage; Rezone/SPU for 862 17 Mile Office/Warehouse

Sevey: Called for update from Zoning Administrator and Jason Dexter. (Gross) Has had recent conversations to address problems; biggest issue is appearance of buildings; new concepts presented tonight, i.e., parking, trees, fencing. (Dexter) Drawings suggest more architectural details resembling residential look, and “comparison” photos from local buildings; new plans for nice, low-maintenance privacy fencing for neighbors.

PC Discussion: (Hoskins) Building dimensions? Back 100’ fence w/rest trees? (VandenBerg) Length of fence? (Gross) Current ordinance allows 1 sign/parcel and 1 wall sign; ordinance assumes signs are towards 17 Mile. PC can approve 1 freestanding monument sign so could have 2nd wall sign, directions signs – 2’x3’ allowed. (Leisman) Permitted signs should comply with ordinance, Sec. 15.20 and 15.16; (Hoskins) Directional signs? (Gross) 2’x3’ sign allowed. (Babcock) HC requires paving for parking and drive – entire lot required? (Gross) Yes, based on PC approval; anticipated as part of the project and as weather permits. (VandenBerg) North side lean-to grass? North facing porch roof – consider metal? Consider higher gables? (Ellick) Michigan Building Code in play for materials used.

Applicant: (Dexter) Buildings 30’ to peak, 20’ sidewalls; south fencing 324’ long to SE corner, still trees and berm on east side. One (1) directional sign could indicate both buildings; no illuminated signage; asphalt proposed for both drives; lean-to has posts and sidewalk.

PC Discussion RE: 810 17 Mile: (Hoskins) Total number of units? Same sizes? Fence? Lighting? (VandenBerg) Room to remove snow from fenced area? (Gross) Jon (Tilburt) had asked re: “marked parking” but there aren’t “parking” spots.

Applicant: (Dexter) Similar style as referenced photos, both buildings will mimic each other; signage on ends of buildings for load/unload; same landscape screening; elevations/dimensions indicated. Will be 5 buildings, 30 units totaling 150; Units 10’X10’ – maybe a couple 10’X20’ w/2 doors. Is secured with fencing all around; keypad entry w/instructions provided; room for all snow removal. Lights on building shine down as shown on original plan – no parking lights.

Attorney: (Leisman) Amendments to resolution to include: Re: 862 17 Mile - Now is HC since township board approval; final site plan dated today, 2/23/2022; using a portion of office for display, installation of 6’ solid, decorative fencing, and signage specifics. Re: 810 17 Mile – Now is HC since approval; Design consisting of materials approved on 2/23/2022, landscaping according to site plan, and no parking excepting to access units.

Conclusion: Sevey: Called for motion to adopt resolution as amended and approve SPU and site plan for office and warehouse building at 862 17 Mile. Motion by Hoskins, second by Myers, all Ayes, Motion Carried. Attorney will prepare amended final resolutions for recording and distribution.

Conclusion: Sevey: Called for motion to adopt resolution as amended and approve SPU and site plan for self-storage facilities at 810 17 Mile. Motion by Hoskins, second by Myers, all Ayes, Motion Carried. Attorney will prepare amended final resolution for recording and distribution.

Agenda Item #2: Cedar Animal Hospital – Signage Requested

Sevey: Called for explanation from Zoning Administrator. (Gross) Distributed photos of requested signage: CS Animal Hospital now applying for signage. Approved SPU resolution states signage to comply with ordinance – this request does not so returning to PC. Could have a wall sign if PC approves; doesn’t know if illuminated or not.

PC Discussion: (Leisman) *Re: Ordinance Chap. 15, Sec. 15.21* – PC has authority here; can amend SPU – requires a public hearing and application from owner including any other signage requested. (Babcock) Is directional sign if directing to a location? Can alter dimensions? (Leisman) PC must know what they're approving. (Sevey) Any signage indicated on original plan? (Gross) No - not shown on plans approved by PC last November. (Sevey) Visible from Xway? Should come back to PC. (Myers) Should specify if illuminated – probably not visible from highway.

Conclusion: Sevey: Called for motion to authorize the Zoning Administrator to set a public hearing for amending current special land use and to allow signage as requested on the application received. Motion by Vandenberg second by Myers, all Ayes, Motion Carried. Zoning Administrator will proceed with applicant.

Unfinished Business: N/A

Open Discussion for Issues not on Agenda:

1. *Correspondence distributed:* Updated ordinance amendment pages for Zoning Books: Accessory Buildings and Kennels
2. *Planning Commission Members:* (Sevey) Anything for March Meeting? (Gross) Not at this time.

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

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

Report of Zoning Administrator: (Gross) N/A

Additional Public Comment:

Sevey: Called for any additional public comment. *1(Babcock, Vicky) Notified PC she has reached her limit on animals...has 3 house cats.

Sevey: With nothing further, public comment closed:

Sevey: Called for motion to adjourn: Motion by Sevey, second by Myers, all Ayes, Motion Carried. Adjourned: 9:04 PM.

Next Scheduled Meeting: Wednesday, Wednesday, March 23, 2022

*1: Vicky Babcock – 2811 18 Mile Rd., Cedar Springs, MI 49319

 - Secretary
5-02-22 - Date