



Meeting called by: Chairman Sevey @ 7:33 PM

Members Present: Chairman Sevey requested Member Roll Call

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

Others present: Attorney – Leisman, Zoning Admin - Gross

Pledge of Allegiance:

Approval of Minutes: Motion to accept January 24, 2024, meeting minutes by Sevey, second – Tilburt, all Ayes, Carried.

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

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

Agenda Items to be reviewed by the Planning Commission: N/A

Unfinished Business:

1. Quest/Petz Prefurred – Rev Site Plan

Sevey: Recognized Adam Groulx, Quest Design and Aaron Lenartz, owner. (Groulx) Previously exterior didn't comply so have added awning to NE corner; upgraded to insulated panels with 4" split-face block; white w/blue trim. Have approval on use...requesting approval on site plan

PC Discussion/Questions:

- Panels: Roof to ground?
- Windows as we see them on rendering?
- Screen on fence?
- Consider going higher – above roof line on front
- Re: soil testing – provide data to Township and engineer for approval prior to construction
- (Ellick) When embossed plans are submitted for permitting, Building Department will examine what PC approved and proceed accordingly

Applicant Response:

- Panels: Roof to ground on 2 sides
- Windows correctly shown; as well as buffer, pine trees and 8' fence
- Screening on fence
- Re: Soil – will do more borings 30' down, add fill, monitor settling to proceed. Will provide data to Township prior to construction

Sevey: Called for motion to accept revised site plan and elevations dated 2/28/2024. Motion by Tilburt, second, Sawade. No further discussion, 6 Aye votes, 1 Nay vote.

Conclusion: Approval granted.

2. Space Source (Secure Storage) – Building Renditions at 4250 17 Mile

Sevey: Called for explanation from Zoning Administrator: (Gross) Construction of storage buildings aren't indicative of what was submitted, primarily view of rear building from street. Received new depictions – PC needs to reevaluate and decide if current plans are suitable for what was approved.

Sevey: Recognized Jason Sall and Logan Dykgraff (owner) for Space Source. (Sall) Renderings presented to PC were of Byron Center site; building permits are underway; revised renderings include stone, glass and stucco on front; vegetation to break-up area sight-wise on west. Byron Center location is more open and has office building; 17 Mile has no office building and focused on lower drive entrance – no office building only storage.

Space Source, Cont.

PC Discussion/Questions:

- New renderings better but looked taller on front in previous; can see down into it
- Doesn't look anything like what was represented
- Original vs. revised – have more to break up building, consider color of overhead doors
- Office space at Bryon Center doesn't make the difference; switching is unacceptable
- Difference is what we thought you were presenting
- We need other drawings or honor original presentation
- Need higher elevations but doesn't need whole length but can't see over top
- Re: Exterior materials – predominantly metal panels not okay
- (Ellick) You don't have a set of prints...is same ground – different project
- (Leisman) Resolution says needs to be designed/construction according to plan and comply with requirements for HC District, Sec. 10.04; stop-work order may be considered
- This is an example of Building Department issuing permit w/o PC evaluation of application

Applicant Response:

- Didn't have a rendering at original meeting so gave overall example of materials; wanted a nice entrance/exit
- Not a "bait-and-switch;" The reason for what was presented was because you asked for example.
- Will be more difficult with regard to costs
- Have already been issued a Building Permit
- As far as cosmetic...wants open discussion as to what's agreeable; façade is what we're adding
- Re: elevations – did raise 13'; elevations the main issue?
- Building permit already issued – how to proceed?

Sevey: Called for motion. Motion to deny this rendering by VandenBerg, second, Hoskins, All Ayes, Motion Carried.

Further Discussion: (Gross) Applicants were advised to halt construction; the percentage of materials is noted on new rendering; if in need total re-work of building up front, would prefer a sub-committee to help with review.

Sevey: Called for volunteer for Space Source Sub-Committee. Motion to form sub-committee of Jon Tilburt, Joe VandenBerg, and Keith Sawade with Zoning Administrator Gross, by Sevey, second, Hoskins, All Ayes, Motion Carried.

Conclusion: Applicant to return with new plans, Sub-Committee will review, joint meeting acceptable.

3. Master Plan Evaluation – Update

(Hoskins) Have contacted Dan Hula (original mapping engineer) to do map updates in stages; will approach Township Board for \$1,000 cost; he'll do in stages with new layout probably available at next meeting to work on. Other townships, Tyrone, Pierson, Courtland doing the same.

PC Discussion/Questions:

- Master Plan is general guide for future of township – doesn't have to have detail - spending time on specifics?
- Should be careful not to put, "the cart before the horse."
- (Hoskins) Trying to make sense of property lines vs. proposed zoning depth right now; this is first step...actual Zoning is after
- (Leisman) Future land use – will show intent as, "is planned to be zoned as..."

4. Joint PA425 Meeting – PC and City of Cedar Springs: Is scheduled – Tuesday, March 26th, 7:30 PM, KC North Campus Building: Administrative Assistant preparing draft agenda, will confirm with city manager.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members: (Sevey) Learned of situation with Ensley Township's concern for neighboring Brooks Township's intent for "natural cemetery," bordering them. Main concern – requirement for burial depth is only 3' deep. Should we consider ordinance language to address future possibility here?

PC Discussion/Questions:

- Do mortuaries regulate?

Leisman/Gross Response:

- Most cemeteries are township cemeteries; dictated by cemetery
- There are state regulations

Conclusion: Attorney to check state laws; consider SPU or statement

2. Planning Commission Members: (*Hoskins*) Re: Ordinance language for age of manufactured homes in township; now ordinance doesn't state how old so should look at standards at next meeting.

PC Discussion/Questions:

- Attorney has info on restrictions
- (*Ellick*) Is subjective, says, "new or like new."
- Issue now at 22 Mile and Algoma could come into play
- Single-wides no longer allowed, is all double-wide

3. Planning Commission Members: (*Hoskins*) New, developing concern over private road and ordinance language

4. Correspondence Received: Notice of Intent to Plan – Pierson Township, MTA Update – Renewable Energy Petition – can access link on MTA website, and Notice for Master Plan update – Courtland Township.

Report of Township Board Representative: (*Hoskins*) Noted above.

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

Report of Zoning Administrator: (*Gross*) Application for new property split and private road development; will come to the PC; has told them to bring a plan and check with KCRC; submitted preliminary plans (*distributed*); creating a new road and legal 8 parcels; at least a cul-de-sac; easement is 66' wide – if county will not maintain then private street is necessary. No H.O.A...actual legal road. Need to consider emergency vehicles access; our zoning is good, PC decides.

PC Discussion/Questions:

- Width of lot proportional?
- Paving required?
- A good maintenance agreement important
- Need to look into further, e.g., details for gravel base, etc. Need to update our application form.
- Daily Lane and Connor Farms same; let's skip private Roads – make all public.
- Road must meet strict standards – correct gravel, slopes, blacktop; a lot more to building a road
- Current ordinance – must be paved
- Zoning and County inspectors monitor

(*Gross*) Another project probably coming to PC on current SPU; Premier Auto remove one building to do another.

Additional Public Comment: N/A

Sevey: Motion to adjourn by Sevey, second - Myers, all Ayes, carried. Meeting Adjourned: 8:58 PM.

Next Scheduled Meeting: Wednesday, March 27, 2024

Alan Myers - Secretary
3-27-24 - Date

12/24/24