



Meeting called by: Chairman Sevey @ 7:30 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 Administrator – Gross, Engineer - Gritters

Pledge of Allegiance:

Approval of Minutes: Motion to accept September 28<sup>th</sup> meeting minutes by Tilburt, second – Hoskins, all Ayes, carried.

Approval of Agenda: Motion to accept Agenda with Item #2 moved to Old Business. Motion by Tilburt, second – Myers, 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:

Agenda Item #1: Scheduled Public Hearing: Rezone – Bekins/Rizqallah at 14350 Edgerton

Jerry Rizqallah recognized. (*Rizqallah*) Asking for rezone from AR District to HC District. (*Gross*) Industrial use on original application dropped - re-submitted for HC; from 17 Mile north through animal hospital HC now; current business will fit; currently 1 residence in area – would remain.

PC Discussion/Questions:

- Consider leaving residential; perhaps development/multi-family a better fit
- Hook-up to Meijer sewer? Multi-family may have trouble with sewer
- Has easy access to Highway
- Approving rezone only at this time

Applicant Discussion/Response:

- Will hook-up to Meijer sewer

Conclusion: Motion to recommend to Township Board to change zoning from AR – Agricultural/Residential District to HC – Highway Commercial District by Hoskins, second – Myers. Yes votes - 6, Nays – 1. Motion carried. Attorney will prepare recommendation for Township Board.

Unfinished Business:

1. Space Source – Self-Storage Facility at 4250 17 Mile Rd. Chuck Hoyt, Nederveld, recognized. (*Gross*) Has researched Rogue River overlay – is not an issue; (*Leisman*) Wetland protection addressed in zoning, Ch. 3, Sec. 3.14, so 100' setback is met; public hearing not necessary – resolution will approve most recent site plan submitted. (*Gritters*) Review submitted – no overall concerns; storm water management necessary.

PC Discussion/Questions:

- Renderings provided - images of existing locations?
- Canopy of trees behind signs?
- Grade from road to buildings?
- Connect driveway to O'Reillys?

Applicant Discussion/Response:

- Renderings submitted are much like other sites – may be subtle adjustments
- Will comply with Township Sign Ordinance
- 2<sup>nd</sup> site plan submission depicts what PC suggested, e.g., landscape buffers, asphalt lot for outdoor storage on east end
- No new grading shown – will follow engineer suggestions

- Can add trees at grass area signage
- Linking with O'Reilly's drive is permissible as shown on site plan.

*Conclusion:* Motion to adopt draft #3 resolution by Tilburt, second – Myers, all Ayes, Carried.

2. Cedar Springs Retail Management – ZBA Variance Request at 3700 17 Mile (Gross) Is understood they'll come to PC now; ZBA approved 1 variance for driveway to Cedarfield Road; this plan was best case scenario; exit easement is up to them. (Tilburt) This plan helps traffic flow around building.
3. Short-Term Rentals - (Babcock) Leave tabled as indicated. (Sawade) Learned of new group in Grand Rapids – will stay updated.

*Open Discussion for Issues not on Agenda:*

*Correspondence Received:*

1. Michael Fedrigo, JStar, recognized and site plan distributed. (Gross) JStar is requesting another building; will need a site plan amendment.

*Applicant Discussion/Response:*

- Requesting building on existing parcel, not on Woodlawn.
- 10,000 sq. ft. to North of main building for storage
- Asks for PC recommendations

*PC Discussion/Questions:*

- Building should look compatible with other buildings

*Conclusion:* JStar will plan to submit official application

2. Re: Pet Crematorium, Zack Doer recognized. Landlord/property owner, Phil DeVries, present per PC request. (Gross) Property being rented now; Ch. 3, Sec. 3.02 still pertains; has principal residence and Jeep Armory (never approved) and asking for 3<sup>rd</sup> principal use; would need site plan then to PC.

*PC Discussion/Questions:*

- Jeep Armory was machine shop approved at some point before it vacated and phased out
- Is already non-conforming
- Land owner needs to develop site plan including proposed crematorium then PC can evaluate
- Should clean up Jeep Armory - site plan should indicate where vehicles are stored
- No way to do "time stamp" so business can start now
- An SPU may provide flexibility – will need a public hearing

*Applicant Discussion/Response:*

- Owner on board – will cooperate with Zoning
- Can update driveway
- All vehicles licensed – no "junk"

*Conclusion:* Owner will plan to submit official application

*Planning Commission Members:* (Sevey) Consider changing upcoming meeting dates. Motion to change November meeting date from November 16<sup>th</sup> to November 30<sup>th</sup> and keep December meeting on the 21<sup>st</sup> by Tilburt, second – VandenBerg, all Ayes, carried.

*Report of Township Board Representative:* (Hoskins) Submitted <sup>1</sup>Continuing Education in Real Estate: Interesting trends in short-term rentals and ADUs, a.k.a. in-law apartments; should pursue something for cost effective living for hardship cases/adult living; perhaps Township should consider putting permitting in place?

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

*Report of Zoning Administrator:* (Gross) FYI – Public Notices now in Grand Rapids Press; could consider Rockford Squire; all costs applied to applicant escrow.

**Additional Public Comment:**

1. (\*Koehn) Updating on Natural Gas/LP in Vista View: Working with Attorney, Brad Fowler, and HOA; requesting deadline date for PC final consent.

**PC Discussion/Questions:**

- One tank for each residence?
- During construction, every house LP?
- "Temporary" time frame?
- (Leisman) HOA needs to vote, PC is procedural; would need a public hearing if ordinance amendment
- Deadline depends on application date

**Applicant Discussion/Response:**

- Is communal tank now – would go to one main natural gas line that would be temporarily elective
- Negotiating with Excel Propane now – they're asking for 24 mo. minimum on temporary LP

**Conclusion:** Attorneys will work on Temporary Rezoning application/amendment

2. (\*\*Babcock, Vicky) Re: *Space Source*: Would like illuminated signage; Re: *Crematorium*: Is non-conforming now; asking for another that is not allowed – should've been told, "no," at start; Concern for applicant spending a lot of money; consideration on more pets was not given to her.

Sevey: Motion to adjourn by Sevey, second - Myers, all Ayes, carried. Meeting Adjourned: 9:01 PM.

**Next Scheduled Meeting:** Wednesday, November 30, 2022

<sup>1</sup>**Supplement 2022 CE Hand-Out**

\*Koehn, Douglass, Jr. – 2339 Winston View, Cedar Springs, MI 49319

\*\*Vicky Babcock – 2711 18 Mile Rd., NE, Cedar Springs, MI 49319

Al Myers - Secretary  
11-30-22 - Date

