



Meeting called by: Chairman Sevey @ 7:31 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 Dec 25, 2022, meeting minutes by Tilburt, second – Hoskins, all Ayes, carried.

Approval of Agenda: Motion to accept Agenda as written by Babcock, second – Tilburt, 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: Election of Planning Commission Officers

Sevey: Called for nominations for Chairperson. (Myers) nomination for Rick Sevey – Accepted.

Motion to elect Rick Sevey as Chairperson by Myers, second by Hoskins; all Ayes, Motion Carried.

Sevey: Called for nominations for Vice-Chairperson. (Myers) nomination for Jon Tilburt - Accepted.

Motion to elect Jon Tilburt as Vice-Chairperson by Myers, second by Sawade; all Ayes, Motion Carried.

Sevey: Called for nominations for Secretary. (Sevey) nomination for Al Myers - Accepted.

Motion to elect Al Myers as Secretary by Sevey, second by Hoskins; all Ayes, Motion Carried.

PLANNING COMMISSION OFFICERS 2023

Chairperson – Rick Sevey

Vice-Chairperson – Jon Tilburt

Secretary – Al Myers

Agenda Item #2: Aldi/Desine Inc – Site Plan Review for proposed Store #102 – 14050 Edgerton.

Gross/Leisman: Original intent was a PC Public Hearing tonight, however, due to public notice delay by GR Press, had to post-pone;

Sevey: Called for updated presentation and recognized Chris Grzenkowicz, Desine Inc. (Grzenkowicz) To update: Has applied to ZBA for Variance; obtained MDOT permit; final traffic study due next week; reviewed by KCRC – driveway approved; will be relocating front doors per corporate instruction– instead of facing east, will now face to south with windows facing east (new prints TBA), moving forward.

PC Discussion/Questions:

- Estimated open date?
Doors on south better but subject to winter winds
Discussion: will await ZBA Variance Meeting on February 15th
Providing variance granted, hold public hearing at February 22nd meeting

Applicant Discussion/Response:

- Construction timeframe about 6 months; may begin as early as this fall – possible spring 2024
Will submit new elevations to Zoning Administrator

Conclusion: Attorney Leisman will prepare public hearing documentation and draft resolution for February meeting based on ZBA decision.

Agenda Item #3: Ordinance Amendment – Small-Scale Solar Energy Systems

(Gross) Currently no specific permits in place for small solar; ground-mounted has been treated as an Accessory "Building" and addressed under Chap 3.07's requirements for an accessory structure; roof-mounted are being permitted. (Leisman) Primarily 2 types – Small for residential, e.g., roofs, yards; Large e.g., commercial;

proposed adding amendment 3.37 to Ch 3 Zoning Ordinance for regulation of small-scale systems; amendment would address required permitting, obstruction and size guidelines for building and ground-mounted collectors; would be largely administrative approval with PC allowance to approve larger collector requests as a SPU.

*PC Discussion/Questions:*

- What if we don't address Commercial now?
- Relationship between acreage and size of system?
- *Re: Max size (Sec. E, 4b)* Better to keep 10,000 and have requests for larger do SPU
- Distance from prop line?
- How many requests now?
- Stats on how large to run average residence?
- Dangers of abandoned systems/removal? Safety issues?
- If for adjacent, vacant property, need to combine parcels?
- Does this cover everything for Zoning Administrator?

*Leisman/Gross Response:*

- Better to have something in place now and examine Commercial further; Commercial may become a factor if site condo and/or collective of property owners
- Has been treating as a structure so sq ft based on acreage; 150' from front lot line – 33' to Road right-of-way
- Recently 2 systems approved; 3 other discussions lately
- Stats: dependent upon use
- Dangers concerns are mainly with large scale units now
- No accessory structure allowed w/o residence on property
- Something in place now will largely help Zoning; has had to bend rules thus far

*Conclusion:* Attorney Leisman will rework amendment language and give more examples for further discussion at February meeting.

Agenda Item #3: Ordinance Amendment – Special Land Use Discretionary Standards

*(Leisman)* Proposed amendment to Ch 16 Zoning Ordinance to allow PC to adjust/approve particular dimensions of SPU; all according to standards in amendment; is not an uncommon provision

*PC Discussion/Questions:*

- Should consider carefully what future Planning Commission Boards can do
- Could result in a situation where we follow Zoning rules unless we don't want to; any checks/balances?
- Goes thru Township Board anyway?
- Gives flexibility – especially if request makes sense

*Leisman/Gross Response:*

- PC now can modify language so comfortable with final amendment
- SPU request would still require a public hearing
- PC could still send to ZBA
- Township Board will have final approval of amendment

*Conclusion:* Attorney Leisman to make some changes – review at February meeting

*Unfinished Business:*

1. Short-Term Rentals

*PC Discussion/Questions:*

- A lot of reasons not to act now – personal freedom, personal property rights, and State still undecided
- If/when State does make decision, we could've wasted our time

*Conclusion:* Motion that the Planning Commission does not consider any amendment for short-term rentals at this time by Babcock, second – Myers, all Ayes, carried.

2. CS Retail Management

*(Gross)* Received new site plan today, needs to review; still using existing Meijer address and incorrect parcel number; nothing on file with county yet; they've prompted a letter wanting a signature/return from him - was presumptuous on their part and he'll not sign until further review; has additional setback concerns due to determination that Meijer's Road is, in fact, a road; will again limit parking space allowance;

Lot isn't a corner lot...is a peninsula lot.

*PC Discussion/Questions:*

- We overlooked – they received variance from ZBA already
- Escrow reimbursed?
- Recent advertisement indicated Well Now “coming soon” to east of Cedar Springs, north of CSHS
- Drive-thru gone on new plan

*Leisman/Gross Response:*

- Escrow being addressed – not received yet
- PC requests in November haven't been addressed

*Conclusion:* Will review in February

*Correspondence Received:*

1. PC Re-appointments of Babcock and Sawade acknowledged
2. Notice of PC Public Hearing on February 22<sup>nd</sup>, ALDI/Desine

*Planning Commission Members Discussion/Questions:* N/A

*Report of Township Board Representative: (Hoskins)*

*Re: HydroVac:* Jerry and Mark had discussion; getting more information from Supervisor

*Report of Board of Appeals Representative: (Tilburt)* Public Hearing for Aldi Variance Request upcoming February 15<sup>th</sup>.

*Report of Zoning Administrator: (Gross)*

*PC Discussion/Questions:*

- *Re: Cedar Springs Pallet (13901 Woodlawn)* - pallets in front – complaint?
- Anything further on Premier Towing?

*Gross Response:*

- CS Pallet is in violation; unofficially talked to before and was cleaned up but are back now; will discuss risks with Fire Chief
- Has heard Premier are attempting to sell – we're watching
- May have another SPU coming to PC – still in discussion
- Violations with Storage Time – working on; apparently someone living in motor home there

*Additional Public Comment: (\*Babcock)* Granger Waste Svcs purchased land in another township and are planning a solar farm; anything in our Zoning we need to address should they consider doing so in Solon?

*Gross Response:* Can look thru but if not permitted, not permitted; will check

No additional public comment, closed.

*Sevey:* Motion to adjourn by Tilburt, second - Myers, all Ayes, carried. Meeting Adjourned: 9:16 PM.

*Next Scheduled Meeting:* Wednesday, February 22, 2023

Alan Myers - Secretary  
3-1-23 - Date

