



Minutes – Planning Commission

Meeting – Wednesday, March 1, 2023
- Rescheduled February 22 meeting

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 AB Joe VandenBerg X

Others present: Attorney – Leisman, Zoning Admin – Gross

Pledge of Allegiance:

Approval of Minutes: Motion to accept January 25, 2023, minutes by Sawade, second – VandenBerg, all Ayes, carried.

Approval of Agenda: Motion to accept Agenda as written by Hoskins, 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 - Aldi/Desine Inc – Site Plan Review for proposed Store #102 – 14050 Edgerton.

Sevey: Called for updated presentation and recognized Chris Grzenkowicz, Desine Inc. (*Grzenkowicz*) Has obtained approved parking variance from ZBA; met all requirements; gave brief description of store to public.

Sevey: Called for public comment with explanation of procedures: No public comment, closed.

Leisman/Gross:

- Received/distributed sanitary approval from Cedarfield engineer
- Resolution conditions referenced: Sec. 2b – not approving future parking now, will need PC approval but not SPU amendment; Sec 2g - stormwater system review by engineer requirements; Sec 2l - signage controls; reference to ZBA parking variance approval and elevation changes submitted.

Sevey: Called for further PC questions/discussion – none.

Sevey: Motion to approve Special Land Use and Site Plan for Aldi grocery store by Hoskins, second - Babcock, all Ayes, carried.

Conclusion: Attorney Leisman to prepare/distribute final resolution.

Unfinished Business:

1. Ordinance Amendment – Small-Scale Solar Energy Systems
(*Leisman*) Referenced requested changes in draft resolution: “Solar Array,” added due to difficulty in determining panel size, e.g., angle is a factor; distinguished max number/size in Res., Ag., Comm., and Ind.

PC Discussion/Questions:

- Enforcement of systems which may need to be removed?
- Sec. C7: Consider abandoned and “damaged” systems; “abandoned” could appear intact so Zoning may not know if in use
- Zoning Administrator ok with language overall?
- Battery storage?
- Generated power cannot be sold

Leisman/Gross Response:

- Amendment is good – wouldn’t be using Accessory Permit to cover anymore
- Re: Battery storage – Electrical Permit required so would be inspected
- Needs public hearing – can set for April and have time to review language changes

Sevey: Motion to set public hearing for April 26, 2023, meeting by Sawade, second - Sevey, all Ayes, carried.

Conclusion: Attorney Leisman will rework amendment language and schedule public hearing for April.

Unfinished Business, cont.:

2. Ordinance Amendment – Special Land Use Discretionary Standards

(Leisman) Referenced requested changes in draft resolution: Sec.16.03B – scaled back

PC Discussion/Questions:

- Can choose to decline and send to ZBA

Leisman/Gross Response:

- Needs public hearing – can set for April

Sevey: Motion to set public hearing for April 26, 2023, meeting by Sawade, second - Myers, all Ayes, carried.

Conclusion: Attorney Leisman will schedule public hearing for April.

3. Cedar Springs Retail Management – Multi-Tenant Building at 3700 17 Mile Road

Sevey: Called for update and recognized Mitchell Harvey, Stonefield Eng., and Eric Starck, Miller/Johnson, Attorneys.

(Harvey) Revised plans submitted, drive-thru removed. (Starck) Not reasonable to apply 3 front yard setbacks –

Township is asking for 75' to 17 Mile, 50' to Cedarfield, 35' on rear, 10' side yard. Re: Medical Definitions – medical office is allowed in district as, “other similar business...”

Leisman/Gross:

- Agree 10' setback to Meijer Drive ok
- Corner lots have 2 frontages – 17 Mile setback must be 75', Cedarfield needs 50'
- Clear vision area is close - plan shows parking in 17 Mile setback; Solon ordinance has 75' setback for 17 Mile corridor – is exception to rule
- Concern on similarity between medical office and restaurant businesses; not same function
- Elevations on plan indicate a clinic – HC allows offices not clinics
- Land Division done; new parcel number; address now 3584 17 Mile; Kent County still lists owner as Goodwill
- Needs capacity of restaurant
- Can apply to ZBA for parking variance along 17 Mile

PC Discussion/Questions:

- Applicant's request has been confusing from the onset
- Suggesting only similarity between medical office and restaurant as both service industry to public? Considerable difference between clinic/medical office and restaurant; Hours of operation for coffee shop and medical office the same?
- Urgent care office indicated; urgent care is emergency – clinic/medical office suggests doctor appointments
- Auto Zone and Meijer Gas meet 17 Mile setback, this does not; parking request to north is major encroachment onto 17 Mile
- Consider turn lane from Cedarfield onto 17 Mile? Growth of Cedarfield community will create traffic jams
- Consider single use business?
- Start with returning to ZBA for parking variance
- Needs to provide, in writing, how an urgent care fits into our ordinance

Applicant Response:

- Similarity is in operation/function – both service, retail, same water, hours similar - morning to evening
- Confirm is not emergency care
- Traffic study done; MDOT and Kent County passed; turn lane not our responsibility – we don't own the road
- Single business doesn't make sense economically at this point
- Can provide urgent care description/explanation
- Can apply to ZBA for variance

Sevey: Motion to table matter until requested info is received and variance results are known by Sawade, second - Myers, all Ayes, carried.

Conclusion: Awaiting applicant's next action

Open Discussion for Issues not on the Agenda

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

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

Report of Board of Appeals Representative: (Tilburt) Absent

Report of Zoning Administrator: (Gross) Received inquiry for possible Dog Kennel on property across from CS Animal Hosp; Zoned HC and needs 5 acres; property is 2.25 acres so would need PC approval; potential buyer filed SPU Application but made no payment - here to poll PC.

Sevey: Recognized Aaron Lenartz, Grand Rapids

PC Discussion/Questions:

- Kennel size?
- Just dogs/cats? How many?
- Animals inside/out?
- Does size fit into ordinance? Why 5 acres needed?
- Acreage needed if AG/Res?

Representative Response:

- Approx. 4-6000 sq. ft. – office w/kennel behind and run w/privacy fence
- 40 max. dogs/cats
- Indoor area/outdoor area
- Staffed at night

Leisman/Gross:

- Can't make any determinations yet, hasn't seen any plan
- 5 Acres is in proximity with surrounding businesses; AR is 5 acres as well
- Would need public hearing

Conclusion: Will consider application if received

Additional Public Comment: N/A

No additional public comment, closed.

Sevey: Motion to adjourn by Sevey, second - Babcock, all Ayes, carried. Meeting Adjourned: 9:40 PM.

Next Scheduled Meeting: Wednesday, March 22, 2023

Alan Meyer - Secretary
4-26-23 - Date