

Nelson Township
Planning Commission Minutes
April 19, 2006

Chairman Grifhorst called the regular planning commission meeting to order at 7:00 pm., held at the Nelson Township Municipal building, 2 Maple Street, Sand Lake, Michigan. Commissioners present: Grifhorst, Dignum, Wier, McKown, Schalk and Hoffman. Absent: Commissioner Stolk. Also present were Jerry Gross zoning administrator and Ross Leisman, Township attorney. There were seven residents present.

A motion made by Commission Schalk supported by Commissioner Dignum that the minutes from January 18, 2006, are approved as corrected. Yes - 6. No - 0. Absent - 1. Motion Carried.

Public Comment for issues not on the agenda: None

Unfinished Business:

Draft #6 - Zoning Ordinance Home Base Excavation, bulldozing and trenching business in the AG/RE District

A motion was made by Commissioner Wier and supported by Commissioner Dignum to separate out Section 2 of Draft 6, of the Home base excavation, bulldozing and trenching business in the AG/RE District and amend Nelson Township zoning ordinance (19.4) to include “authorizing the Zoning Administrator unscheduled property site inspections”. Ayes - 6. No - 0. Absent - 1. Motion carried.

Commissioner Weir made the motion to table Sections 1 and 3 of the Draft #6 Zoning Ordinance Home Base Excavation, bulldozing and trenching business in the AG/RE District Support by Hoffman. Yes - 6. No – 0. Absent - 1. Motion Carried.

New Business

Pine Ridge Bible Camp Special Land Use

Chairman Grifhorst declared the public hearing open for Pine Ridge Bible Camp. Commissioner Hoffman declared that the public notice was posted in the Cedar Springs Post and mailed to all property owners within 300’.

At this time due to a conflict of interest Chairman Grifhorst turned the meeting over to Co-Chairman McKown. John House, construction manager for Pine Ridge Bible Camp explained the proposed 13,800 square feet dining hall. Commissioner Dignum discussed water issues; natural outlet flow; current erosion of ground water and protecting the existing wetlands directly behind the proposed dining hall.

Mr. House will apply for permits from the township storm water permit; the soil erosion from Kent County Road Commission and the application from DEQ. The primary special use for the dining hall is for "Camp use" only at this time. Jerry stated that the proposed parking lot in the site plan dated April 19, 2006 did not meet the current zoning ordinance requirements.

The public hearing was closed. A motion was made by Commissioner McKown and supported by Commissioner Hoffman to table the special use. Yes – 5. No – 0 Absent -1. Abstained -1.

Master Plan Update:

Jim Sturdevant from Williams & Works described the Nelson Township Comprehensive Plan Update timeframe. The following items will be reviewed:

1. PDR wording
2. Rezone Pine Lake
3. PUD – OSPUD
4. Home Base Business
5. Sewer & Water
6. Natural Overlays

Next meeting for the Master Plan with Williams & Works will be Wednesday, May 24, 2006 at 7:00 PM; will be held at the Nelson Township Hall, 2 Maple Street, Sand Lake, Michigan.

Comments from the board: A citizen questioned the board regarding public comments. A revised letter was resubmitted and will become part of the record.

Without objection the Planning Commission meeting was adjourned at 9:10 pm.

Next Planning Commission meeting will be Wednesday, May 17th, 2006.

Laura Hoffman, Secretary