

Township of Nelson Township
County of Kent
2 Maple Street, Sand Lake

Planning Commission Meeting
Wednesday, June 18, 2008
7 PM

Pine Lake District Public Hearing

The Public Hearing was called to order at 7:01 p.m. Present: Grifhorst, Litwinchuk, McKown, Wier, Stolk, Hoffman, Zoning Administrator, Jerry Gross and Attorney, Ron Redick. Absent: Dignum. Also present: seven residents.

Comments from the public:

- Collen Cole of 13813 Sunset Shores wanted to know why zoning can't be left the way it is. Also, who is included in the district – Mr. Cole needs clarification.
- John Ritzema of 13827 Sunset Shores commented on timing of PL association meetings. Also, wanted to know if residents have a chance to vote on zoning ordinances? Mr. Ritzema had questions about setbacks, too.
- Sarah Zachow of 13835 Sunset Shores had questions about setbacks and grandfathering.

No further questions. The Public Hearing was closed at 7:16 p.m.

Hoffman made motion to add parcels to Pine Lake District but not the 3 back lots (#41-03-26-351-001, 41-03-26-351-002 and 41-03-26-351-003). Support by Litwinchuk
Yes:2 No:4

Wier moved to recommend approval of Pine Lake District Ordinance as written to Township Board. Support by Stolk Yes:5 No:1 Hoffman voted against adding 3 back lots.

Regular Planning Commission Meeting

The planning commission meeting was called to order at 7:44 pm.

McKown motioned to approve May 29, 2008 minutes, support by Wier. Yes:6 No:0

Comments from the Public

None

Unfinished Business

-Multifamily Dwellings – Special Use Standards

-6 a) and b) change **may** to **shall**. Also, change wording to **or by a publicly owned community water supply system and public sanitary sewer services**.

Hoffman motioned to accept as amended and set public hearing, support by McKown. Yes:6 No:0

-Definitions

Wier motioned to accept as written and set public hearing, support by Stolk.
Yes:6 No:0

-Commercial District

Wier made motion to take no action, support by Hoffman. Yes:6 No:0

-OS-PUD

12.5 C. Strike **but only if the land requested for rezoning to open space PUD is currently zoned SFR-M.** Wier moved to have PC approval with amendments and set public hearing, support by Litwinchuk. Yes:5 No:1

-PUD

Wier motioned to take no action on PUD, support by Stolk. Yes:6 No:0

New Business

-Wind Turbine

Hoffman said the Township Board would like time to collect information before the PC addresses this issue.

Comments from the Board

No further comments from the board.

Wier moved to change the Ordinance Book - Chapter 3.4A to **200** square feet and set for public hearing, support by Hoffman. Yes:6 No:0

Wier moved to change all references in Ordinance Book from AGRE to AG and SFRM to RM, support by McKown. Yes:6 No:0

Motion by McKown to set a Public Hearing for Wednesday, July 23, 2008 to hear public comment on ordinances compiled for approval, support by Stolk. Yes:6 No:0

A motion was made by Stolk to adjourn, support by McKown. Yes:6 No:0

Without objection, the planning commission meeting was adjourned at 9:15 p.m.

Secretary

Lisa Heydenburg

Next PC Meeting date is Wednesday, July 23, 2008.