

Township of Nelson Township County of Kent
2 Maple Street, Sand Lake
Planning Commission Meeting
Wednesday, October 15, 2008
7 PM

Regular Planning Commission Meeting

The planning commission meeting was called to order at 7:00 p.m. Present: Hoffman, Stolk, Wier, Grifhorst, McKown, Dignum, Litwinchuk, Zoning Administrator, Jerry Gross, and Attorney, Ross Leisman. Also present: Supervisor, Glen Armstrong and 8 residents. Commissioner Stolk made motion to approve July 23, 2008 minutes. Support by Dignum. 7 Yes – 0 No

Comments from the Public

None

Unfinished Business

Wind Turbine Ordinance – a motion to table was made by Litwinchuk, support by Dignum. 2 Yes – 5 No Motion not carried.

Motion by McKown to table and set Public Hearing for January 21, 2009. Support by Wier. 6 Yes – 1 No

New Business

Amend Pine Lake Meadows Bylaws – Michelle Christie of 8083 Becker, President of the Association, and Holly Haywood of 8111 Becker, Association Treasurer, passed out “Proposal for Bylaw Amendment”. They would like to strike Section 6 and replace it with proposed amendment. Hoffman made motion to approve amendment as proposed and requested a copy after it is recorded at Kent County Register of Deeds. Support by Wier. 6 Yes – 1 No

Public Hearing – Special Land Use for Chris Crapsey at 5909 16 Mile Road.

Zoning Administrator, Jerry Gross read a complaint letter from an anonymous resident concerning 5909 16 Mile Road. Mr. Crapsey addressed the commission’s questions.

Public Hearing was called to order at 7:50 p.m. Heard comments from the following residents: Jason Minard of 5896 16 Mile commented on hours of operation, noise and lights. Dave Snyder of 5891 16 Mile commented on hours of operation. Sandra Kangas of 5930 16 Mile had no complaints. Donna Cotton of 5099 16 Mile had no complaints. Public Hearing was closed at 8:02 p.m. A motion by Hoffman to approve “Special Land Use” with the following restrictions: Special Land Use to permit **Cabinet Making & Carpentry** at 5909 16 Mile Road. 1. insert “Cabinet Making and Carpentry”. 2. insert “Cabinet Making and Carpentry”. 2. (a) insert “Cabinet Making and Carpentry” and add “attach site plan”. (c) insert “Cabinet Making and Carpentry”, strike “in the area shown on the site plan” and replace with “within 100’ of footprint of building”. (d) strike “Non-saw operations of the Cabinet Making and Carpentry shop, such as assembly, truck delivery and shipments, and other operations may take place on the described lands only between the hours of _am and _pm Monday thru Friday”. Insert: “woodcutting”

saw...hours of“10” a.m. and “8” p.m.....not exceed “10” total hours. Add “9 a.m. to 4 p.m. Saturday and not on Sunday”. Strike last sentence “No other activities..... (e) “no saw operation after 8 p.m. daily, and no operations on Sunday. All doors and windows of accessory building shall be shut during saw operation. (f) all equipment shall be behind a 6’ fence on SW corner of building per site plan.. 4. (a) insert “Cabinet Making and Carpentry”. Support by Wier. 7 Yes – 0 No

New Planning Act – Attorney Leisman explained (1) Michigan Planning Enabling Act - Planning Commission Bylaws and (2) Amendments to Zoning of Appeals Regulations – ZBA and how it affects the Planning Commission. Hoffman made motion to table (1) and table and set public hearing date of January 21, 2009 for (2), support by Wier. 7 Yes - 0 No

Zoning Map Recommendations- Move to take no action by Wier, support by Dignum.

Wireless Communications Facilities Ordinance Amendment – Motion by Hoffman to table and set public hearing for January 21, 2009, support by Wier. 7 Yes- 0 No

Comments from the Board

Supervisor Armstrong thanked Commissioner Wier for his contribution to the Planning Commission for the past five years. Hoffman said Board was looking at Chapter 5 of the Master Plan under “Intent”...how do we allow for PUD’s in this district? PC intent was to “not allow” them in low density or AG.

A motion was made by Stolk to adjourn, support by McKown. 7 Yes-0 No
Without objection, the planning commission meeting was adjourned at 9:19 p.m.

Secretary
Lisa Heydenburg

Next PC meeting date is Wednesday, January 21, 2009