



Meeting called by: Chairperson, Ellen Moore @ 7:31 PM

Members present: Babcock, Gunnell, Moore, Myers, Sawade, Sevey, Tilburt

Others present: Attorney –Van Allsburg; Supervisor – Ellick (*sitting for Jerry Gross*)

Pledge of Allegiance:

Approval of Minutes: Motion to accept July minutes as written by Tilburt, second by Sevey, all Ayes, Carried.

Approval of Agenda: With no objections Agenda stands as written.

Public Comment -Matters not the Subject of Public Hearing: No question/comment.

Agenda Item 1: Scheduled Public Hearing - Great Lakes Landscaping SPU Review

– Proposal by Justin Duimstra, representing Great Lakes Landscape/M&J Real Estate and Dan Hula, engineer representing Hula Engineering. Also present, Mark Jones, Great Lakes Landscape/M&J Real Estate.

- Duimstra: explanation of Great Lakes Landscape based in Cedar Springs with 3 locations who provide primarily trees, along with plants and shrubs, as well as landscaping stone/supplies, who have been in business for 17 years and are expanding. They are requesting a special use for property at 2104 21 Mile for a growing and staging yard.
- Hula: presented a plan that has been altered after they received Kevin Gritters', engineer, review letter. Most notably they changed the well location.

Moore: Called for public question/comment with explanation of procedures/proposal.

*Denise Ragan – What's the environmental impact with regard to pesticides and waterwells? Participant asked for specifics...What kind of pesticides? (*Duimstra*) All use of pesticides is regulated through the Kent County Health Department and the State. ** Paul Bleimiller – asked about heavy trucks and what's being done to prevent debris? (*Duimstra*) They're looking at 200' of pavement at entrance (detail "C" on site plan); have contacted Kent County Road Commission but drive detail not complete yet, awaiting approval. ** Paul Bleimiller – Planning a rumble strip? (*Duimstra*) No. But can sweep off with a sweeper. ***Chris Childs – Asked for more detail of site plan and specifics about potting barn and loading dock. (*Hula*) Explained site plan drawing the 66' easement and front/side yard setbacks; cold frame hoop houses; run-off can flow underneath plastic. (*Duimstra*) Structures are not permanent. ****Katie Hillen – asked for more specific near her back yard? (*Hula*) Will be all tree storage there. ***Chris Childs – Lighting? Will it be an issue for neighbors at night? (*Duimstra*) Perhaps one barn light, otherwise no lighting; won't be an issue. *Denise Ragan – In comparison to current level of business in current location, what is this? And, what are the seasons of operating there? (*Duimstra*) This is smaller. Will be spring/summer. Participant asked whether pesticide spraying is really controlled? (*Duimstra*) Will be spraying at certain times. *****Daniel Vandenberg – Is not in favor; planning a new build on his property next year; will he have to drive through their parking lot? Questioned drainage on his pasture? (*Hula*) Run-off will run into wetlands; discussed easement for driveway. ***Chris Childs – Concerned with incoming/outgoing vehicles and mud – will that be maintained? *****Sam Silverman – What about under drainage? (*Hula*) Drive will be crushed concrete. (*Jones*) Putting culverts will make sense.

Moore: With no further comment/question, closed public hearing on this issue.

PC Discussion/Questions: (*Moore*) Where will utilities be coming from? (*Duimstra*) Through the easement. (*Tilburt*) Easement isn't ingress/egress for neighbors? (*Hula*) No. (*Gunnell*) Any other entrance/exit plans? Any other land for ingress/egress possible? (*Hula*) No. *Tilburt*) Is square 40 part of easement? (*Hula*) No...reverse curve area would allow for cul-de-sac. (*Sawade*) How many trucks expected in and out per day? (*Duimstra*) From June – October, 3 to 5 in summer, fall less busy so would be 2 – 3. (*Sawade*) Only trucks? Any other equipment? (*Duimstra*) Any additional equipment stays mostly on site to load/unload, i.e. Bobcat, etc. (*Sevey*) Number of people employed? Parking and facilities for employees? (*Duimstra*) Employees seasonal, average 2 – 5; portable restroom. (*Hula*) 66' wide plenty of space for parking. (*Gunnell*) Strictly operational? No customers? (*Duimstra*) No customers – no parking necessary. (*Babcock*) Is easement counted for setback? Buildings are 50' in bound from setback? (*Van Allsburg*) Easement takes left turn, setback is only counted on east side of property/ is 66' + 50'. Potting barn is

okay, equipment barn wouldn't be...would have to go back 50'. (Sevey) Why is easement needed on 2 sides – goes to east. (Van Allsburg) Easement is for neighbors' benefit; suggested consideration of the following:

- review of easement so acceptable for neighbors served – Vandenberg and Childs, Silverman, "no," or private street consideration. Ref: Section 3.26.; provision to confirm no glare lighting; engineer requirements met; surfacing of 200' sufficient for mud control; high-volume well requirement; compliance with GAAMPS.

(Moore) ?more information on buildings i.e., height, lights, cement floor, equipment storage/maintenance, diesel Tank, dumpster? Need a drawing with more detail of all things. (Duimstra) Equipment oil carted to other site, 500 gal. tank, dumpster by barn. (Babcock) Will building encroach on front set back? (Hula) NO setback there, no front property line. (Van Allsburg) Because of easement, no front lot line...need either a 20' or 50' setback for equipment barn. *****Vandenberg: deeded himself easement upon property purchase for access to back and sides. (Sawade) Amount of fertilizer stored? (Duimstra) 1 skid in barn/year. (Moore) Entrance to barn? (Duimstra) Front. (Myers) Require dumpsters positioned so not visible to neighbors; how much aggregate is down, added each time it sinks? (Jones) Will keep stretch clean with asphalt and sweepers; fabric down first and aggregate added every year. ?Acceleration/deceleration? (Moore) 2 or 3 culverts? (Duimstra) Yes. (Myers) Contact with KCRC at all? Considering curbs? (Duimstra) Yes. (Hula) Tapers shown in detail "C."

Conclusion: Agreement on entry; will talk after meeting with Justin, Bob, and Mark to determine requirements for completion; no more public hearing.

Moore: Called for motion to table until all information needed is complete. Motion by Gunnell, Second by Myers. All ayes, motion carried.

Agenda Item 2: Scheduled Public Hearing – Zoning Ordinance Amendment – Accessory Buildings

- Proposal would amend Section 3.07.I.4 to increase the maximum square footage allowed for accessory buildings on parcels that are eight or more acres in size.

Moore: Called for public question/comment with explanation of procedures/proposal – for parcels 8 acres or more no than 3 accessory buildings permitted totaling 8,000 square feet instead of 4,000.

*Chris Curlis: If looking at other townships, i.e., Nelson, Spencer, etc., they're lax compared to Solon. 4,000 Sq. Ft., isn't sufficient anymore; in favor of amendment.

Moore: With no further comment/question, closed public hearing on this issue.

-*PC Discussion:* All agreed that amendment change is reasonable. (Tilburt) Should setbacks be changed? (Babcock) Not opposed to side or rear of 15'; wants building behind residence. Discussed current setbacks – 15' too close for large structure; compromised at 20' for side yard. (Sawade) Recommend changing height from 20' to 25'.

Conclusion: Will amend to: Building up to 25' high for larger building (over 8,000 sq. ft); 20' for rear or side setbacks.

Moore: Called for motion to recommend ordinance amendment to township board. Motion by Babcock, Second by Gunnell. All ayes, motion carried.

Unfinished Business: N/A

Open Discussion for Issues not on the Agenda:

1. Correspondence received: Chris Scott SPU application for dog kennel distributed. Call from Therapy Shoppe/Narnia Shoppe engineer, Jim Schiffer, new site plan may be submitted for September agenda. Zoning Ordinance Book updates – packet will be copied and distributed.
2. Planning Commission Members: *Sawade:* Would like PC to examine PFAS issue in Solon Township. Specifically address when sewage is brought in from other areas and spread here. Suggested water testing and/or requiring a permit to do so. He will follow through with DEQ – now EGLE, and report on what's available, required and any specifics.

Report of Township Board Representative Gunnell: N/A

Report of Board of Appeals Representative Tilburt: N/A

Report of Planning Consultant Sevey: N/A

Report of Zoning Administrator Gross: Supervisor Ellick sitting in for Gross. N/A

Moore called for anything further to discuss: N/A

Moore: Called for motion to adjourn: Motion by Myers, second by Tilburt. All ayes – motion carried.

Adjourned: 8:58 PM

Next Scheduled Meeting: Wednesday, September 25, 2019


Secretary

9/25/19

- Date

- * Denise Ragan – 16408 Antler, Cedar Springs, MI 49319
- **Paul Bleimiller - 17891 Simmons Ave., Sand Lake, MI 49343
- ***Chris Childs – 2090 21 Mile Rd., Cedar Springs, MI 49319
- ****Katie Hillen – 16785 Antler, Cedar Springs, MI 49319
- *****Daniel Vandenberg – 2170 21 Mile Rd., Cedar Springs, MI 49319
- *****Sam Silverman – 2168 21 Mile Rd., Cedar Springs, MI 49319

- *Chris Curlis – 1771 21 Mile Rd., Cedar Springs, MI 49319