

PROPOSED MINUTES
LAKETOWN TOWNSHIP
PLANNING COMMISSION
4338 BEELINE ROAD
ALLEGAN COUNTY
HOLLAND, MI 49423
(616) 335-3050

June 4, 2008

ARTICLE I. CALL TO ORDER

Chairman Bob Cook called the regular monthly Planning Commission meeting to order at 7:00 P.M.

MEMBERS PRESENT: Bob Cook, Roger Prins, Ed Stielstra, Al Dogger

MEMBERS ABSENT: Bob Slikkers

STAFF PRESENT: Al Meshkin – Township Manager
Ron Bultje – Township Attorney
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the May 7, 2008 meeting. Following discussion, **a motion was made by Ed Stielstra and seconded by Al Dogger to approve the minutes as written. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. WESTSHORE RECYCLING P.U.D. AMENDMENT

WRTS requests approval to amend their existing industrial planned unit development approval to allow for the construction of an additional building on this parcel.

Following discussion, **a motion was made by Al Dogger and seconded by Roger Prins to**

approve the resolution and report as written with the stipulation that the Township Office receives a revised site plan with the new building superimposed on the drawing. Roll call vote: 4 yeas 0 nays UNANIMOUS DECISION – MOTION APPROVED

ARTICLE IV. NEW BUSINESS

A. MCAULIFFE SITE PLAN REVIEW

Tony Zahn, representative of Mr. Tim McAuliffe presented the site plan for the proposed single family dwelling on property known as parcel #0311-004-011-00. Tony Zahn reported that the DEQ permit has been approved and received. The Zoning Board of Appeals approved the proposed variances.

Al Dogger asked what the overall square footage of the home would be. Tony responded it will be 3,000 square feet. Bob Cook asked for information on the landscaping plan. Tony responded that the natural vegetation and a catch basin will be used to maintain the natural landscape. Tim McAuliffe noted that one of the conditions of the DEQ permit approval included excavating, filling and removal of excessive garbage. Al Meshkin stated that he does have a copy of the permit stating as such.

Following discussion, a motion was made by Roger Prins and seconded by Al Dogger to approve the McAuliffe site plan as it meets the criteria in Section 14.24 based on the standards in that section, compliance with the application, county state, federal and provisions. UNANIMOUS DECISION – MOTION APPROVED

B. 64TH STREET BAKERY SPECIAL USE PERMIT

Elizabeth Smith/64th Street Bakery and Café/Hidden Treasure Antiques, owner or agent of property located at 3604 64th Street, that being tax parcel #0311-200-001-00 requests a special use permit to establish a bakery and café, with indoor and outdoor sale of antiques. Elizabeth Smith provided a copy of the menu for the proposed café and a brief explanation of the proposal.

Bob Cook asked for clarification of the square footage, parking and outdoor sales area.

Elizabeth Smith explained the approximate square footage of each room and its function. There are 32 seats in the café. Bakery goods would be purchased and brought in from an outside vendor. The antique vendor area will be 20-25 spaces on the grounds. Sue Koeman explained that the original plan was used as a basis to create the newly proposed plan.

Chairman Bob Cook opened for public hearing.

George Smeenge asked for clarification of the location. Bob Cook explained it was at 136th Avenue

and 64th Street.

Ellen Fitch stated she had always hoped that there would be a business there and designation as a historical site. She feels that it would be a boom to the tourist industry and provide a good basis to preserve the historical space.

Following discussion, **a motion was made by Ed Stielstra and seconded by Al Dogger to close the public hearing. UNANIMOUS DECISION – MOTION APPROVED**

Bob Cook explained that the plan submitted does not provide an accurate depiction of what is being proposed.

Elizabeth Smith stated that she does not need approval on this site as it is grandfathered use.

Al Meshkin explained that he had met several times and also put in writing to her that the upstairs apartment was grandfathered for residential use but not the sale of antiques. He does not believe there is a grandfathered commercial use of the property.

Township Attorney Ron Bultje explained that in spite of any grandfathering clauses, the Commission would need an accurate site plan to represent the proposal.

Sue Koeman explained that the intention is to have vendors drive in for the day, sell and leave the space. The main objective today is to get the special use permit to open the restaurant.

Al Dogger asked if a special use for the building function itself and not the outdoor vending could be addressed at this point.

Al Meshkin stated that the allotted parking must meet the zoning requirements.

Ron Bultje asked if there are any changes being made to the building.

Al Meshkin stated that it had been reviewed in 2003 for some changes that were approved but the project fell through and nothing was done.

Bob Cook expressed concern over the proposed use of port'o'potties on the site.

Elizabeth Smith stated that it would be necessary for the outdoor antique vending.

Bob Cook asked Ron Bultje if approval could be given for the indoor café only. Ron responded that if there are no footprint changes to the building it could be done.

Al Meskhin stated that there must be one parking space for every two seats of restaurant use and one space for every one space for every 100 square feet of retail space. Based on the proposed plan, 44 parking spaces would be required by the ordinance.

Al Meshkin stated that he prefers to have specific room dimensions and intended use on a revised plan.

Sue Koeman asked if the trees, cars and vendors needed to be drawn in on the site plan. Bob Cook responded that all details must be included in the final plan.

Al Meshkin stated that an accurate to scale drawing must be submitted for complete approval of the project. Accurate and complete information must be received. The use of the upstairs rooms must be discussed in the best interest of public safety. Emergency lighting and exit signs must be installed.

Elizabeth Smith stated that the emergency lighting and signs will be installed tomorrow.

Bob Cook explained that accurate square footage must be provided on all details of the plan.

Bob Cook asked what hours are intended. Elizabeth Smith referred him to the menu for detailed days and hours of operation.

Elizabeth Smith does not intend to remove the current antique business sign. Al Meshkin advised that the new sign is limited to a maximum of 32 square feet per the zoning ordinance. In order to obtain approval for a variance to that requirement, Al recommended submitting a request for variance to the Zoning Board of Appeals for approval of an oversized sign. Ron Bultje stated that the most beneficial thing to do is use the current sign with no physical alterations. To change it, would mean complying with the current maximum sign requirement. Al Meshkin asked if the current sign face could be painted over without physical alteration. Ron Bultje stated that the message could be changed but not the physical structure.

The upstairs space could only be used for employees and owner use of the bathroom and storage only. There can be no public use of the upstairs under this proposed approval as it relates to the first floor only and is not part of the application. The desire is to put consignment furniture up there for resale. This is not an option under the current proposal.

Al Meshkin commented that Fire Chief Haverdink stated there is currently furniture upstairs for retail sales. There are not enough parking spaces to include the additional 2,000 square feet of the upstairs.

Ron Bultje asked if the residential use is grandfathered and Al stated that it has not been used for

residential space in many years so it would have to pass all occupancy inspections.

Chief Cal Haverdink asked if the seating for 32 included the outdoor seating. If not, the outdoor area cannot be used. Tables for outdoor seating of 12 cannot be approved unless there is enough parking.

Cal Haverdink stated that she is trying to make the building safe by purchasing and installing the appropriate signs, lighting and alarms. Ms. Smith is willing to do this to gain the occupancy permit.

Elizabeth Smith stated that there would not be “serving” outside but only the ability for customers to take their food and drink out on the deck area.

Sue Koeman stated that the parking is adequate based on the special use permit that was previously approved.

Bob Cook explained that the previous approval was not approved for the restaurant parking space requirements.

Al Meshkin stated that there is nothing that is approved for this new plan. Any previous approvals do not apply to the newly submitted proposal.

Sue Koeman asked if railroad ties are acceptable to designate parking spots. Ed Stielstra stated that you must not indicate parking spots that cannot be executed and current regulations must be followed.

Ron Bultje stated the parking ordinance requires concrete, asphalt or gravel free of dust with an approved base.

Al Meshkin stated that it is possible that a natural use with an established base may be an option with designated ingress and egress. The concern would be the dust, which could be addressed as long as there are clearly designated parking spaces.

Following discussion, **a motion was made by Al Dogger and seconded by Roger Prins to grant the special use permit for the bakery and café (providing 32 indoor seats and 12 outdoor seats) and indoor antique consignment sales with all business confined to the first floor only (no second floor or outdoor sales) under the condition that a Certificate of Occupancy be issued by the Zoning Administrator and a final site plan must be received no later than Friday, June 13, 2008 and must incorporate the conditions noted in sections 9.02(g), and 17.03, and with parking allotment in accordance with Chapter XVI, and compliance with sections 15.05 and 15.06, must be in compliance with the application and all County, State and Federal**

requirements. UNANIMOUS DECISION – MOTION APPROVED

ARTICLE V. CITIZEN COMMENTS – No comments

ARTICLE VI. ADJOURNMENT

**A motion was made by Al Dogger and seconded by Roger Prins to adjourn at 8:16 P.M.
UNANIMOUS DECISION – MOTION APPROVED**