

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

May 7, 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  
Rodney Schermer – Township Attorney  
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the March 31, 2008 meeting. Following discussion, **a motion was made by Al Dogger and seconded by Ed Stielstra to approve the minutes as written. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. BLUE STAR SUB AREA MASTER PLAN

Bob Cook noted that the revisions to the Master Plan that were discussed at the March 31, 2008 meeting have been distributed to the Board members. Mr. Cook suggested making a motion to send the Plan to the Township Board for their review.

Al Meshkin noted that this document should be forwarded to the Board for review and approval for distribution. It would then be distributed to the neighboring governmental units.

Following discussion, **a motion was made by Roger Prins and seconded by Al Dogger to present the document to the Township Board for review and upon their approval, distribute to the neighboring governments for a 40 day review. UNANIMOUS DECISION – MOTION APPROVED**

#### ARTICLE IV. NEW BUSINESS

##### A. WESTSHORE RECYCLING P.U.D. AMENDMENT

Westshore Recycling and Transfer Station LLC (WRTS) requests approval to amend their existing industrial planned unit development approval to allow for the construction of an additional building on this parcel.

Sean Steele of WRTS explained the intent of the amendment to construct an additional building on the site to expand the recycling operation. The new structure would house those items that are currently stored on the outside of property. Mr. Steele presented a large drawing of the proposed structure on the site.

Al Dogger asked if the new structure would be a drive thru building. Sean Steele stated that it would not.

Chairman Cook opened for public hearing.

Ed Menken of 6341 144<sup>th</sup> Avenue asked for clarification of the process. Bob Cook noted that there is an existing P.U.D. on this property and this is for an amendment to that P.U.D. Bob explained that the new structure would be somewhat larger than had been previously approved. Mr. Menken asked what the structure would be used for. Sean Steele responded that recycling machinery would be in it and used for the recycling sorting process. The material would come in the existing building and then conveyed into the new structure for the baling process and improved sorting. It takes much of the external process indoors. Ed Menken noted that in the summer when it becomes warmer, his tenants complain about the odor and he would hope that that would not increase. Ed Stielstra asked if the additional structure would increase the business volume. Sean Steele responded that it would not increase the capacity but would increase the recycling capabilities.

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 asked Al Meshkin for any resident issues that should be considered. Al Meshkin responded that he has received minimal calls about garbage being blown onto the street but Sean Steele is very responsive to those concerns.

Al Dogger asked if the scrap wood would be brought indoors with this new structure. Sean Steele responded that it would not be brought inside due to the dust collection. He has been in

conversation with Fire Chief Cal Haverdink.

Ed Stielstra asked if the initial P.U.D. had building height restrictions. Bob Cook noted that he does not recall any stipulations but with recycling operations, there are minimal stipulations that can be applied. Attorney Schermer reviewed the original resolution and did not see any height restrictions.

Attorney Schermer confirmed that the drawing presented is the final representation of the entire P.U.D. Attorney Schermer asked if the drain field, which is not noted on the new drawing is in line with what was previously approved.

Al Meshkin confirmed that the minimal distance between two buildings must be ten feet. Al noted that the report that was approved does address the placement of the drain field and the approval by the Allegan County Health Department.

**Following discussion, a motion was made by Al Dogger and seconded by Roger Prins to request the Township Attorney prepare a report and resolution of the amendment for review at the next Planning Commission Meeting. UNANIMOUS DECISION – MOTION APPROVED**

Attorney Schermer recommended that Mr. Steele revise the presented drawing to include all details and amendments made to the original drawing to incorporate one final product.

ARTICLE V. CITIZEN COMMENTS – No comments

ARTICLE VI. ADJOURNMENT

**A motion was made by Al Dogger and seconded by Ed Stielstra to adjourn at 7:37 P.M. UNANIMOUS DECISION – MOTION APPROVED**