

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

December 1, 2010

ARTICLE I. CALL TO ORDER

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

MEMBERS PRESENT: Bob Cook, Linda Howell, Ed Stielstra,

MEMBERS ABSENT: Bob Slikkers, Randy Becksvoort

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 October 6, 2010 meeting. Following discussion, **a motion was made by Linda Howell and seconded by Ed Stielstra to approve the minutes as written. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. ZONING ORDINANCE DISCUSSION

Chairman Cook stated that the discussion will begin on page 7 Sec. 38.368. Bob Cook asked if setbacks should be used instead of front, side and back yard. It was determined that the terminology would remain as is.

Section 38-367. Use Regulations for a mixed use district containing a wide range of commercial and residential uses. Bob reviewed the permanent uses listed in this section and agreed upon the list proposed. Linda Howell asked where the Laketown Golf & Conference Center would be categorized. It was agreed that it would fall under a planned use special request versus a permitted right use. Linda also mentioned the potential for an equestrian facility. It was agreed that it might be categorized as a recreational use.

The Commission moved on to the list of special use under item m., specifically (1) Outdoor amusement or recreation activities. There was some discussion of the specificity noted in this paragraph. It was agreed to remove this verbiage.

Item 11 under this section was discussed in regards to the requirement of having all equipment stored inside a building. Bob Cook does not think it should be noted as such. Attorney Ron Bultje stated that most of these uses mentioned are commercial uses by those living in the area with the exception of a few items. He questioned whether or not if these are appropriate uses in the mixed-use section. Bob Cook stated that it does belong in this section. Al Meshkin wants to make sure the Commission has enough latitude to establish conditions for approval taking into consideration the adverse affects on neighboring entities. This sentence will be amended.

Bob Cook would add multi-family and light industrial to this list. Al Meshkin questioned if manufacturing would be included in the light industrial. It was determined that the size and function of the equipment within the manufacturing facility would be considered. Ron Bultje suggested better defining "light" industrial. Linda Howell recommended defining the term "light industrial". The word "light" will be removed.

Linda Howell questioned if "on-site" versus "drop-off" dry cleaning should be noted. She would also like to add conference center and equestrian type facility should be listed under special use so the Commission could review the request.

Al Meshkin asked where banks fall under the by-right lists. It was decided it would fall under retail/commercial. He would like to see banks listed under as-a rights and the Commissioners approved. The bank facilities will be moved under the by-right category and even those with drive-thru's would not need a special use permit.

Sec. 38-369 Area Regulations

Al Meshkin questioned the "side yard" use and on a corner lot, would it be considered a front yard. In a corner lot situation, the distance requirement would be the same. It was decided that item (b) (2) under this section will be removed. Ed Stielstra asked what the condition would be to take this into consideration. Ron Bultje explained that it would explained based on the condition should it arise and would probably be a P.U.D. which would afford some flexibility in adjusting the setbacks.

Sec. 38-38-376 (5) and (6)

Bob Cook stated that he is not in favor of the rezoning noted in this section.

Al Meshkin stated that he would like to address this now to set standards. Bob Cook disagrees because he feels residents would be unhappy if their residential property would be rezoned to commercial. Linda Howell suggested renaming the section to mixed-use and withdraw the term commercial verbiage. Ron Bultje suggested calling it MU district and not C.4 district. Bob Cook would prefer not to address the rezoning before putting the ordinances in place in two separate processes. Al stated the first process would be to get approval on the ordinances and then apply to the parcels for rezoning. Ron stated that notice would not have to be given under the Michigan Rezoning and Enabling Act. Bob Cook stated that he would definitely want to notify the affected residents. Ed Stielstra commented that he did not understand that the rezoning would occur as a result of the adoption of the ordinances. Bob stated that we are indeed planning to advise residents that the ordinances are being revised and then rezone the applicable parcels. Ron will add a note that the rezoning would be done after the text is in place.

Bob Cook suggested postponing discussion on Sec. 38-674 General Parking for the next meeting. Ron Bultje will update the document showing redlined changes from the new draft.

ARTICLE IV. NEW BUSINESS

A. GOBRIDGES/LAMB SPECIAL USE REQUEST

L.W. Lamb Inc., owner or agent of property located at 6090 Blue Star Highway, that being tax parcel #0311-036-012-00 requests an amendment to its existing special use permit to allow for the construction of another building on this property.

John Lamb explained that he would like to construct an additional building on his property. He believes it would be a change to the original site plan. The building would be placed behind one of the current buildings. The objective is to keep as much equipment under cover to extend the life of the equipment.

Chairman Bob Cook opened for public hearing. No comments or correspondence.

**A motion was made by Linda Howell and seconded by Ed Stielstra to close the public hearing.
UNANIMOUS DECISION – MOTION APPROVED**

Bob Cook confirmed that the site plan provided depicts the current buildings on the property and the suggested placement for the additional building. Linda Howell asked if the materials used would be the same as the other buildings. John Lamb responded that the materials will be the same as well as the color.

Ed Stielstra asked if this process would be repeated each time the business owner would like to add a new building to the site. Bob Cook responded that the Commission responds to each request made by a business owner.

John Lamb commented that there had been some discussion at a previous DDA meeting in regards to the placement of buildings. Mr. Lamb also noted that not all of the 23 acres he owns is shown on the site plan, only the portion used for the business.

Following discussion, **a motion was made by Linda Howell and seconded by Ed Stielstra to approve the GoBridges/Lamb Special Use Request to construct an additional building finding it meets the criteria stated in Section 38.3.78(c) and Section 38.9.1, contingent upon meeting the requirement permitted by the standard, and contingent upon complying with all federal, state, county and township laws and ordinances, in compliance with the currently approved site plan and the verbal representation provided at this meeting and in the minutes.**

UNANIMOUS DECISION – MOTION APPROVED

ARTICLE V. CITIZEN COMMENTS – None

ARTICLE VI. ADJOURNMENT

A motion was made by Ed Stielstra and seconded by Linda Howell to adjourn the meeting at 8:04 P.M. UNANIMOUS DECISION – MOTION APPROVED