

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

April 5, 2017

ARTICLE I. CALL TO ORDER

Chairman Bob Slikkers called the Planning Commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: Bob Slikkers, Linda Howell, Randy Becksvoort,
Jim Lorence, David Weishaar
MEMBERS ABSENT: None
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 March 1, 2017 meeting. **A motion was made by Howell and seconded by Lorence to approve the minutes as written. Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. WEST WIND LAKE ESTATES PLANNED UNIT DEVELOPMENT
REQUEST

West Wind Village Development LLC, owner or agent of property located in the northwest ¼ section one of Laketown Township, that being tax parcel #0311-001-021-00, #0311-001-024-00, #0311-001-026-00, #0311-001-030-00 and #0311-001-031-11, requests approval of an 81 lot planned unit development on this property. This development will be known as West Wind Lake Estates.

A motion was made by Howell and seconded by Becksvoort to remove the item from being tabled. Chair Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED.

Kelly Kuiper of Nederveld Engineering provided an update on the revised plan taking into consideration the items mentioned at the public hearing last month. Kuiper reported that there was some delay in a formal resubmittal of the project due to the pending drain commission final report. A formal packet will be submitted within the next week for review prior to the May meeting. There is a new topographical survey available with the forthcoming report. Kuiper reviewed the updates, lights were added to drive entrances; additional landscaping; the open lot near the entrance is pending status which would adjust P.U.D. boundaries; ponds are in conformance with the ordinance; 25 foot no clear buffer has been designated for tree preservation on one particular lot; the passing flare has been identified; wetland survey has been done and identified on the plan; the condo property does not have any impact on the wetland; wetland areas are flagged as not buildable; soil, grading, drains will be submitted on the new plan; the drain commissioner has been conducting the review and will provide the finding which he has conceptually approved and will provide a formal letter once the engineering work is done; storm water calculations boundaries reflect natural drainage of the overall area from adjacent properties; a map will be included to show what drains onto our site; neighbor concerns about establishing county drains has been taken into consideration; formal agreement with developer and drain commissioner to turn over to county for maintenance has been discussed; the majority will be within the 433 County Drain District; developer will work with county; some of soil bores point out that soils are poorly infiltrating soils with nowhere to capture any of the water due to the soil types; the addition of the storm drains will assist with the water issues; the borings are very clear to show soil types. Kuiper is working through details and narrative for accessory structures; construction debris, damage and clean-up of shared use paths are already covered by ordinances so may defer to existing rather than putting forward anything additional. Kuiper will have the final package submitted for the May meeting.

Howell asked if the wetlands will be “no build and no clear” and Kuiper said yes, no impact. Meshkin asked if the pond now has an east discharge. Kuiper confirmed it will be one larger outlet with an east discharge. Meshkin asked for clarification of Kuiper’s comments regarding the shared use paths. Kuiper said the ordinance covers the damage, debris, mud, etc. during construction so she will defer to that language. Meshkin said it must still be part of the report and Kuiper said it will be but she prefers it follow the language of the ordinance for her narrative. Becksvoort asked about the property owner to the west noting his property is on the east side of the road but across the road there is another drain, is it part of the county drain. Kuiper said it is not a county drain yet so property owners would have to address with the County Drain Commission office. Becksvoort asked if the western line water will go to the east and Kuiper said yes, into the pond and then the outlet. Meshkin confirmed it will actually address some of their existing water issues, too. Kuiper said she had a good experience with the drain commissioner on the first project and feels this project is going well. Howell asked about the shared use path stating it is a concern at the Copper Leaf project where it has been blocked off for a couple of weeks due to the utility construction and then also it not being cleaned off during construction, leaving a lot of dirt and debris on the path. She has heard a lot of complaints so wants the clearing and maintenance of during construction to be addressed in the report, not just the repair of damage at the end of the project. Kuiper said will use the ordinance as a template and will expand on it to address the clean it up especially before the week-ends when it is heavily used. Slikkers suggested it be swept every day. Kuiper will add to the language to put a timeframe to it. Lorence commented on the email from Mike Short who questioned the green area, greater than what was shown in the original

drawing. Kuiper said last month the wetland survey had not been done so showed projected, historical data. The actual wetland delineation has been flagged now and will be part of the package. Lorence said the developer is putting ponds where there were none before so taking wetlands but creating more. Hidden Hollow has ponds that the developer created and they are hard to maintain including the wildlife that comes with it. Meshkin said real wetlands include soil types and not just wildlife so it is somewhat different than manmade ponds. Slikkers said the big issues were about water drainage and wetlands, both of which have been addressed and will be defined in the final report.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to table the item for one month pending receipt of the final project package. Chair Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. NEW BUSINESS

A. WEST WIND VILLAGE REPORT AMENDMENT

West Wind Village Development LLC, owner or agent of property located in the northwest ¼ section one of Laketown Township, that being tax parcel #0311-001-030-00, #0311-001-031-00 and #0311-001-031-11, requests to amend approval of an 67 unit planned unit development on this property. This development will be known as West Wind Village.

Kuiper provided an updated map of the West Wind Village, which has had an approval but the developer is requesting a change. The initial agreement stated that all infrastructure (roads, drains and water/sewer utilities) would be constructed in Phase I of the project. If that indeed was done, it would not be a “phased” project. The request is to amend the agreement to extend the date on total completion of infrastructure to Phase II with a projected date of 2019. All necessary utilities for Phase I would be completed within that phase including all three ponds. A portion of the frontage would be deferred to Phase II. Meshkin said what was approved was that all infrastructure would be completed in 2017. Bultje recommended a commitment with a security letter of credit (amount to be determined by the project engineer) to assure the infrastructure will be completed whether or not the Phase II is finished. Meshkin said report states 2022 for construction of all units in the project. Howell asked if entrance on 147th Avenue will be in Phase I and Kuiper responded that she assumes it will not be. Howell said the lighting and drainage should also be part of the amendment language. Slikkers asked if Bultje would prepare the language and he responded it would only be a paper trail which could be accomplished through an approval tonight with conditions stated in the motion. Kuiper is asking for a two year extension to 2019.

Per Section 3.i of the Planning Commission report of approval, Howell moved to extend the date of completion of the infrastructure for phase 2, including the water and sewer west of the entrance road on 147th Avenue and the roads and other infrastructure in phase 2, from December 31, 2017 to December 31, 2019, subject to the developer providing the Township an irrevocable letter of credit for all the delayed infrastructure in an amount determined

by the Township engineer. Becksvoort seconded the motion. Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION. MOTION APPROVED.

B. NELSON SITE PLAN REVIEW

Ms. Katie Nelson, owner or agent of property located in the northwest quarter of section 9 of Laketown Township, 6715 Ridge Road, that being tax parcel #0311-460-001-00, requests site plan approval to construct a single family home on this site.

Jeff Kowatch of J. Peterson Construction represented Walt and Katie Nelson. Kowatch advised that the DEQ permit has been received, a site plan drawing was provided noting that a non-vibration shoring will be added on two corners of the house to make sure there are no problems for the neighbors. The DEQ required the house be moved back twice and each time the shoring decreased.

Slikkers explained a variance has already been approved for the setbacks. Slikkers asked commissioners for questions. Becksvoort asked how to a fire truck would reach the home. Kowatch said the trucks will have a tight navigation. Slikkers asked if a residential sprinkler system will be considered and Kowatch said it had not been. Slikkers said it would be a good idea but cannot be required. Kowatch will bring it up to the Nelsons. Fire Chief Den Bleyker stated the access is very difficult and highly recommended a residential sprinkler system be installed. Slikkers commented on the tree removal prohibition set by DEQ; no tree removal is allowed between May and October to protect the bat species.

Following discussion, a motion was made by Becksvoort and seconded by Howell to approve the Nelson site plan for a single family home contingent on it being in compliance with provisions put forth in 38.487 and 38.65 site plan standards, compliance with the application submitted, compliance with all federal, state, county and township laws and ordinances and also noting recommendation from the Fire Chief Den Bleyker that residential sprinkler system be installed and the written and verbal representation provided at this meeting and in the minutes. Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

ARTICLE V. CITIZEN COMMENTS

Tom Crum of 144th Avenue asked if the bat prohibition covers the entire township. Slikkers responded it has to do with the DEQ approval for the critical dune permit.

Jeff Johnson 6159 147th Avenue expressed concern regarding the passing flares for the development noting it would be a safety issue for the highly used bike path and would like to further discuss with the developer. Slikkers agreed that further discussion is necessary. Meshkin said we have not seen the final plans but without the private property owner's permission to move the path to the north it may be an issue. Johnson explained that he is the property owner and would be in favor with such a move. Johnson also expressed concern that the developer has not contacted

him regarding the buffers to his property. He would like these issues addressed before the final report and approval is given. Johnson said there is a verbal agreement about the odd slice of property in question near the entrance so he is waiting for the written document on that as well.

ARTICLE VI. ADJOURNMENT

A motion was made by Howell and seconded by Weishaar to adjourn the meeting at 7:50pm. Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED