

Port Sheldon Planning Commission
February 22, 2017

Van Malsen called the meeting to order at 6:03 p.m.

PRESENT: Monhollon, Stump, Timmer, Van Ginhoven (arrived at 6:10), Petroelje, Van Malsen.

ABSENT: De Leeuw

STAFF: Davis, Moore

Motion by Timmer to approve the minutes of the January 25, 2017 meeting with the following amendment. Under new business; application from Lakeshore Sand to develop a PUD on parcel 70-11-01-200-008. Van Malsen suggested a correction in the minutes due to lot numbers on the Arborwood project being revised.

Motion by Timmer to approve the minutes with the following correction: The sentence stating “Monhollon suggested that the front setbacks for lots 1, 2, 3 & 4 be 50 feet because they are along 146th Avenue, a main road” shall be amended to read “Monhollon suggested that the front setbacks for the 4 lots along 146th Avenue be 50 feet because 146th is a main road”. Motion supported by Petroelje and carried.

PUBLIC HEARING:

1. Application from Lakeshore Sand LLC for a PUD on parcel #70-11-01-200-008. Van Malsen asked Moore to re-cap the project. Moore stated the plan fits w/zoning and master plan, there is a bike path easement in the nearby developments and the commission can require one on this project too if desired. Water and sewer are available. Moore noted that the size of lots is smaller than what is allowed under the R-1 zoning district but the Township can allow such deviations with a PUD. Moore also noted that the project fits the Master Plan, does not change the character of the surrounding area, is under single ownership/control, lots are smaller but open space is provided so the net density is only about 2 units per acre. If approved by the Planning Commission, the Township Board can't take action until April because they have to hold a public hearing and there is not time to do it for their March meeting.

Commissioners discussed some alterations: Petroelje suggested requiring the bike path easement now on 146th and Stanton Street to have it available in the future. Also, Van Malsen asked if the 4 lots on 146th should be pushed back to a front yard setback of 50 ft. setback.

Tom Larabel of Allen Edwin Homes and Phil Brewer of Lakeshore Sand reviewed the project. Larabel asked to do the bike path easement in a different order, to simplify the process of recording it. Larabel agreed on the 50 ft setback of those 4 lots on 146th. Larabel noted that the cul-de-sacs may have to become private streets, depending on what the OCRC says. For now they are shown as public streets.

Van Malsen opened the public hearing: Jay Poest of 146th Ave. stated there is a bus stop on 146th where cars might stack up, cars park there now waiting for the bus. He was concerned about the congestion. Moore noted that the County and school district may have to address this. The Planning Commission could ask for a shelter for students, but we do not know what the bus route will be yet. Van Malsen closed the public hearing.

Petroelje asked Larabel to explain the open space and what would be done with it. Larabel answered that it will be natural space, left natural, trees, preservation area. He said there will be some stormwater management in the center of the open space but wants to minimize that. There was discussion of how to access the open space. Larabel said there would be an easement to get to the center. Larabel also said there will be a small pond for water/drainage.

Motion by Petroelje to recommend approval of the preliminary PUD on parcel #70-11-01-200-008 to the township board based on the provided findings of fact with the additions of requiring a bike path easement, front yard setbacks of at least 50 feet of lots on 146th avenue and a special assessment district for lighting. Motion supported by Timmer and carried.

Motion by Van Ginhoven to recommend approval of the tentative preliminary plat and site plan for parcel #70-11-01-200-008 to the township board. Motion supported by Petroelje and carried.

UNFINISHED BUSINESS:

1. Master Plan discussion. Moore reviewed the draft Plan, specifically the future land use text, maps and a few edits requested by the Township Supervisor. Moore specifically noted the scaled back density in the SFR designation and changes to the future land use map. Commissioners also discussed if the neighborhood district should remain. Van Malsen asked about getting a bike path for Van Buren St. More referred to the Goals and Objectives and the adopted Township Recreation Plan. Commissioners are to provide edits at the next meeting before recommending it to the Board for distribution.
2. Eric Davis updated the commission about the Ed Zych lawsuit results and reported that the building has been sold.

Van Malsen adjourned the meeting at 7:17 p.m.