

Port Sheldon Township Planning Commission
May 24, 2017

Van Malsen called the meeting to order at 6:00 p.m.

PRESENT: De Leeuw, Monhollon, Petroelje, Stump, Timmer, Van Ginhoven, Van Malsen

STAFF: Davis, Moore

Motion by Monhollon to approve the minutes of the April 26, 2017 meeting, supported by Van Ginhoven and carried.

PUBLIC HEARINGS: Special Use application from Lokker Properties LLC to construct an indoor storage condominium and automotive repair facility on parcel 70-11-22-300-049, 6755 Butternut Drive, currently owned by Pigeon River Development. Moore summarized that the applicant wants to construct a private road and divide the current parcel into 3 parcels; two parcels would be on Butternut and one would be left undeveloped, located west of the other two. Applicant intends to construct a self-storage building on one parcel and put an addition on the current Gold Coast Outfitters building to use as an auto repair facility. The private road would provide access to the 3 parcels and end in a cul de sac.

Van Malsen opened the public hearing; Petroelje read the public hearing procedure. Applicants Brent and Kim Lokker summarized their plans; put a 60' X 80" addition on the existing Gold Coast building, construct a 7 unit storage building, the "back" (west of the two developed parcels) area empty for now but could be a possible future residence. Moore stated there are no wells or septic systems shown but drawings indicate bathrooms in both the storage building and auto repair facility. Moore indicated the northern access to the proposed auto repair facility should be closed off so no additional traffic crosses the bike path. Davis agreed, as do the applicants. Moore continued that the parking plan looks good, but lighting is not addressed, paving and new buildings will require that drainage be reviewed. Ottawa County Health Department will assess the septic needs for the auto repair building and the storage building. Lighting needs to be shown on the site plan.

1. Jeanette Van Nuil asked if the auto repair facility will store tires etc. behind the building; if so, she would see it from her house.
2. John Van Maastricht asked where the addition will be behind the Gold Coast building and how far back is the storage building. Moore responded that the 200' of depth (from Butternut) is zoned Commercial.
3. Rick Uildriks is a local contractor who owns property south of this site; he would like to work with the applicant/owner to access his property easier. Moore encouraged Uildriks and the applicant to work out any issues with parcels and property lines.
4. Dennis DeJonge asked about the setbacks from the road to the proposed storage. Moore indicated that the plans show they meet the setbacks. DeJonge also concerned about Ten Hagen Creek and asked about drainage/runoff. Applicants said will work with Ottawa County water resources commission for storm water design to be sure it's done correctly. DeJonge asked about traffic on Butternut Dr. if there will be a turning lane so that traffic flows better. Moore responded that the Ottawa County Road Commission issues driveway permits and traffic issues are under their jurisdiction, not the township.
5. DeJonge also commented that the bike path is a hazard for cars because they don't look for driveways or intersections and thinks the Township should add signs for bikers at driveways.
6. Dennis Wright expressed concerns about traffic and speed, feels traffic should be monitored. Moore replied that speed limits on Butternut Dr. are issue for county sheriff or state police but the Township Board can asked that it be looked into.
7. DeJonge asked about the storage condos units, if boats will be stored there, if bathrooms are needed.

Responding to Ms. Van Nuil (see #1 above), applicant answered her question about storing tires etc. behind the building, saying he has no plans to store junk or old tires, cars will be towed in on wreckers, be there for a week or two and has no plans for 20 cars sitting in the weeds. Moore said the commission can require screening and no storage on the west portion of the property. Applicant said a dumpster is planned at the auto repair facility but are not sure of the location. There is one proposed for the storage building; applicant will add dumpster in enclosed area at auto repair bldg.

DeJonge asked if storage could be behind the building, he said he had to move his storage building around to accommodate storage behind as required by the township.

Van Ginhoven asked how many employees Lokker will have and stated they will need parking spaces for them. Lokker responded 2-6 employees. Petroelje asked what will be stored outside: Lokker responded that cars waiting to be worked on will be outside but no tires, car parts etc. Moore suggested 2 motion options, table both site plan approval and special use requests, or approve both; but the private road request is a separate item. The road needs a few more details, such as a name and maintenance agreement. There are other approvals that need to be obtained and submitted such as those from the road commission and water resources commissioner, and the planning commission needs clarification and more information on storage, closing the northerly driveway, landscaping, dumpster placement, drainage, bathrooms, septic systems and signage. The applicant's engineer has a copy of Moore's report and will work with Davis to provide the necessary information.

DeJonge asked to see any new drawings before the next meeting. Van Malsen told him he can come to the township office and review any documents as they are public information.

Motion by Van Ginhoven to table both the Special Use and Site Plan Review applications and the private road application from Lokker Properties LLC to construct an indoor storage condominium and automotive repair facility on parcel 70-11-22-300-049, 6755 Butternut Drive, currently owned by Pigeon River Development until the next meeting to allow the applicant to submit additional information addressing the Planning Commission's requirements. Motion supported by Timmer and carried.

PRIVATE ROAD APPLICATIONS:

2. Request of Lakeshore Sand LLC for a private road in the Arborwood development on parcel 70-11-01-200-008. Moore explained this application is only for one private road, to be named Redbay Court. A second application will be needed for the proposed private road in phase 2 of this project. Moore noted that the applicant is also asking for final PUD approval for Arborwood. There have been no significant changes to the layout, except that the green space was changed to a water feature. Dan Larabel from Allen Edwin said that there is no community access to the pond. Petroelje asked who pays for the private road, everyone in the development or just those who have access from it. Larabel said that only those who live on the private road will pay for maintenance, plowing, etc. of the road. Moore has no concerns. Larabel said the private road Redbay Ct is in Phase I. Another private road will be in Phase II. Moore stated the road meets the township private road standards. Moore also noted that the Ottawa County Road Commission required that the private road be stubbed to the north property line. Allen Edwin does not want to do so and has a meeting with the Road Commission to discuss. Van Malsen asked if they can approve it as-is, and if the road does need to be stubbed then the applicant would have to return to the Planning Commission for a site plan amendment next month. **Motion by De Leeuw to approve Phase I of the PUD Site Plan dated 5/12/17 as submitted, supported by Van Ginhoven and carried.**

Motion by Monhollon to approve the proposed private road as submitted with the following conditions:

- 1. No demolition or earthwork shall be undertaken on the site until all appropriate permits have been secured consistent with this site plan approval.**
- 2. Prior to issuance of any Township permits, the applicant shall have paid all application, permit, and other fees related to the request.**
- 3. The road maintenance agreement required by Section 1.05 of the Township Private Road Ordinance shall be reviewed and approved by Township staff and/or legal counsel.**
- 4. The applicant shall submit a letter from the OCRC approving the road name and driveway location as required in Section 1.06A (7) and (8).**

Motion was supported by Petroelje and carried.

Van Malsen adjourned meeting at 7:07 p.m.

Lori Stump, Secretary