

Port Sheldon Township Planning Commission
August 23, 2017

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

PRESENT: DeLeeuw, Monhollon, Petroelje, Van Ginhoven, Van Malsen

ABSENT: Stump, Timmer,

STAFF: Davis, Moore

Motion by DeLeeuw to approve the minutes of the July 26, 2017 meeting, supported by Petroelje and carried.

PUBLIC COMMENTS: None

PUBLIC HEARINGS:

1. Application for Special Use from Brent Lokker of 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. Van Malsen opened the public hearing. Moore reviewed the project and explained changes from the previous site plan that was submitted in May 2017. There is no private road and only two parcels are involved. Jeff Brinks, P.E. of Venture Engineering, along with Brent and Kim Lokker were present. Brinks reviewed the site plan with the Commission. Applicants are still working with the property owner to the south (Uildriks) to vacate the easement and adjust property boundaries. There will be no pole lights, only lights on the building which will be submitted with construction drawings. The northerly driveway to the auto repair facility will be closed. The storage units will be condominiums. Moore suggested in his memo that both properties be accessed via one shared driveway. Brinks suggested that both proposed driveways remain because (1) separate driveway will be simpler to administer for owners of the storage condo units, (2) it would allow the storage unit owners to add a gate in the future (if desired) and there is a power pole that would be costly to relocated which obstructs the best shared driveway location. Van Malsen asked about signage, Brinks said they did not have specific plans yet but that a ground sign was likely to be built and it would comply with the Zoning Ordinance. Van Malsen asked if there will be any outdoor storage at the auto repair facility. Brent Lokker said no, only parked cars for customers or cars awaiting service; no other storage. Brinks added that there will be no water or septic systems at the storage facility, and the existing water/septic systems for the auto repair business are relatively new.

Dennis DeJonge of 6663 Butternut Drive asked if there will be fencing around the storage facility. Moore answered none is required and none is proposed. DeJonge was also concerned that the sign could obstruct views if located too close to the bike path. Moore noted that he and/or Davis would review the sign location when a permit was requested to ensure it does not obstruct views. He also asked about stormwater runoff. Moore noted that the site plan illustrated stormwater areas to the west of the buildings. Brinks clarified that the stormwater management areas would be constructed and managed to Ottawa County Water Resources Commissioner specifications.

Van Malsen closed the public hearing. Commissioners discussed the sign, and driveways. Commissioners agreed with the applicant that two driveways would be simpler as long as the northerly driveway to the auto repair was closed. **Motion by DeLeeuw, supported by Van Ginhoven, to approve the site plan (last revised 8/1/17) and special land use request from Brent Lokker of Lokker Properties LLC to construct an indoor storage condominium and automotive repair facility on parcel 70-11-22-300-049, 6755 Butternut Drive, 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 and copies of such permits have been submitted to the Township.**
2. **Prior to issuance of any Township permits, the applicant shall have paid all application, permit, and other fees related to the request.**
3. **All outdoor lighting fixtures shall be downward facing and fully cut-off to the satisfaction of the Zoning Administrator.**
4. **Stormwater management areas shall be reviewed by Port Sheldon Township and/or the Ottawa County Water Resources Commissioner**
5. **The easement to 6665 Butternut shall be vacated and the southerly lot line of proposed parcel "B" will be adjusted as shown on the site plan for review and approval by the Township prior to construction or occupancy.**

Motion carried unanimously.

NEW BUSINESS:

1. Application from DC Land LLC to re-zone parcels 70-11-01-10-005 and 70-11-01-100-017 from Ag to R-1. Ms. Kelly Kuiper of Nederveld (agent for DC Land LLC) was present to discuss the project. Applicants are seeking to rezone to R-1 in advance of proposing a 50-unit Planned Unit Development with a 16.7 acre pond. Van Malsen reminded commissioners that the Planning Commission needs to set a public hearing for the September meeting, at which time they can review the AG-1 to R-1 rezoning and make a recommendation to the Township Board. Kuiper also brought the application package for the PUD request and briefly reviewed it with the Commission. Moore said that if the Commission recommended approval of the AG-1 to R-1 rezoning in September, they will also need to set a hearing for the PUD to be considered at the October meeting. **Motion by Monhollon, supported by DeLeeuw, to schedule a public hearing for the September 27 meeting to consider the application from DC Land LLC to re-zone parcels 70-11-01-10-005 and 70-11-01-100-017 from AG-1 to R-1. Motion carried unanimously.**

ZONING ADMINISTRATOR REPORT

Davis informed Commissioners of some complaints received from neighbors of Sandy Point Beach noise generated by a live band that was playing outdoors at the restaurant, and the Sheriff visited the restaurant twice to address the issue. Davis asked if live music was permitted with the original special land use. Commissioners didn't specifically impose any conditions on live music, and instead required that noise levels not exceed 60 decibels at the property line. Davis will follow up and address the issue.

Van Malsen adjourned the meeting at 6:53 PM.

Signature