

Port Sheldon Township Planning Commission
December 19, 2018

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

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

STAFF: Davis, Moore

Motion by Van Ginhoven to approve the minutes of the October 24, 2018 minutes, supported by DeLeeuw and carried.

Motion by Van Ginhoven to approve the minutes of the October 31, 2018 minutes, supported by Timmer and carried.

UNFINISHED BUSINESS:

1. Special Use Application from Brent Lokker/ Lokker Automotive/ Pigeon River Development to sell vehicles at 6755 Butternut Drive, parcel #70-11-22-300-080, tabled at the October 24, 2018 meeting. Van Malsen removed the request from the table to resume discussion that was postponed due to concerns about parking and neighbor concerns. Commissioners requested to see the minutes from Dennis DeJonge's storage unit approval in the 1990s and 2000s. DeJonge's approval was for storage only, retail sales on the property and RV storage were denied in 2001. Moore reviewed the request and the DeJonge approval, stating that the commission should be try to be consistent but each situation is different. Storage is different than car sales, so decisions should be based first on the merits of the application, not what was done years ago. Commissioners discussed limiting the number of cars for sale and questioned how that could be monitored, questioned if there will be negative effects on neighbors and congestion if sales are allowed? Petroelje noted that the parking lot is completely full, even on weekends, even with no cars for sale. Van Malsen said he has no issues with traffic in and out of the business. Petroelje stated that he counted 18 vehicles there tonight; and that there needs to be enough parking with no congestion. Van Malsen added that it needs to be safe and accessible for emergency services and look reasonably nice. Applicant Lokker stated he can put gravel down between the storage building and the business to add parking for employees, and that everything in the front is waiting to be repaired. Moore commented that additional parking must be paved, and 9 parking spots are currently approved; with 18 cars currently parked there. Lokker stated that he'd like to have the cars for sale parked in spaces facing Butternut, but if he doesn't have any vehicles for sale those spots would be for customers. Petroelje stated that the available parking spaces should dictate how many cars can be on site. Van Malsen said that the Commission can dictate that Lokker put 10 additional spaces on the site plan and that vehicles cannot be sold until those spaces are added. Lokker said that he would add parking on the south side. Moore suggested that the Commission authorize gravel for now, and set a deadline for paving. Van Ginhoven commented that Lokker should come back with a plan for parking spaces. Lokker said he will check out the cost, timing and moving the propane tank which would allow him to add additional parking. Van Malsen said that Lokker should return next month with an amended site plan showing more parking, there are currently too many cars on site now and that needs to be cleaned up.

Motion by DeLeeuw to table this issue until the January 23, 2109 meeting, supported by Monhollon and carried.

Lokker stated that he wouldn't be selling any cars for a while; and asked if he should continue to pursue selling cars. Commissioners were generally agreeable to allowing sales of a few cars as an accessory use, but they want the updated site plan first before they approve an additional use on the site.

2. Site Plan Application from Terry Sullivan/Home Pro of West Michigan for an office on parcel #70-11-01-300-018, 9144 U.S. - 31, owned by J. Jonassen Inc. This matter was tabled at the special meeting October 31, 2018. Davis noted that the applicant is not present and did not submit an updated site plan, Application remains on the table.

Moore advised that at the January 23, 2109 meeting the Commission set 2019 meeting dates, elect officers, and review the annual report. Moore will draft an annual report for Van Malsen to review, and send to the Township Board.

Moore also updated Commissioners about on-going work on the mining regulations and new draft zoning language related to recreational marihuana facilities.

Van Malsen adjourned the meeting at 6:35 p.m.

Lori Stump, Secretary