



6878 Belding Road NE, Rockford, MI 49341 \* Ph. (616) 874-6966 \* Fax: (616) 874-8940 \* [www.cannontwp.org](http://www.cannontwp.org)

**Cannon Township Planning Commission  
March 13, 2018**

Members Present: Chair Mike Hanna, Commissioners Barnard, Brod, Haney, Masterson and Twyman.  
Members Absent: Commissioner Sosnowski.

Also present was Paul LeBlanc, planning consultant from PLB Planning Group.

**Approval of Meeting Minutes**

Commissioner Brod moved, with support from Commissioner Twyman, to approve the meeting minutes from February 13, 2018.

Motion carried unanimously.

**Public Comment**

- Jack Gibbons – presented arguments against the Orchard View PUD proposed for the Courtland Drive/Belding Road area.

**Election of Officers**

- Motion – Brod, Support – Barnard to elect the following:
  - Chairman – Hanna
  - Vice- chair – Twyman
  - Secretary – Masterson
  - Mike Hanna appointed as PC representative to ZBA

Motion carried (6-0, 1 absent)

**Preliminary Site Plan Approval - Great lakes Antiques – 8451 Belding Road NE – Karla Wagner**

- Applicant, Karla Wagner presented the request for preliminary site plan approval for an antique mall, restaurant/bakery, and meeting space on the site of the former Stavros restaurant.
- Kevin Roosien, applicant’s consultant, explained the details of the project:
  - Vacation of Old Belding Road currently being reviewed by KCRC.
  - Drainage will be underground system, no detention ponds.
  - Some existing power lines will be buried.

- Bostwick Lake Inn (BLI) shared parking agreement is currently being negotiated.
- A sidewalk connection will be constructed along the parking lot between site and BLI.
- Some landscaping anticipated along the retaining walls on the north side of the parking lot.
- Dumpster enclosure will be a 10 ft. high brick wall.
- The bakery will be on the lower level, no public access.
- Landscaping will be added along Belding Road as shown on the concept landscape plan.
- Planner LeBlanc comments:
  - Noted recommendations and ordinance requirements that must be met prior to final site plan approval, per his review memo.
- Applicant response to planner comments:
  - Floor area calculations have changed and not reflected on the site plan that was reviewed by Mr. LeBlanc.
  - Dumpster needed to serve bakery/restaurant, can move dumpster, if necessary.
  - Landscaping will be done well
  - Parking lot will have decorative light fixtures and can lights (recessed) will be on the porch.
  - Malvern and Kitson intersections will be narrowed.
- Motion made by Chair Hanna, with support from Commissioner Barnard to approve the preliminary site plan with the following conditions:
  - Vacation of Old Belding Road
  - Obtaining a variance from the ZBA for a 30 ft. buffer setback from the LR District along the north side of the site.
  - Provide a minimum five foot setback between parking and adjacent north property line
  - No alcohol may be served unless a special use approval is granted by the PC
  - No outdoor seating is permitted unless a special use approval is granted by the PC
  - Narrow the entry points (intersections) at Malvern and Kitson (traffic calming measures)
  - Add parking lot landscaping per ordinance requirements
  - Provide the required landscaped greenbelt along Belding Road
  - Provide an access easement for the existing garage on the north side of the parking lot
  - Install a sidewalk between the parking lot and BLI
  - Provide a location for snow storage

Motion carried unanimously. (6-0, 1 absent)

**Preliminary Site Condominium Approval – 5901, 6139, 6101 4 Mile Road NE - Verbena Open Space Preservation development – MB&T Partners**

- Don DeGroot, Exxel Engineering, presented the proposed plan. It was noted that the secondary access point would be gravel.
- Planner LeBlanc highlighted portions of his review memo and noted recommendations.
- Public Comment
  - 4 Mile not suited for added traffic (curved, hilly, narrow), difficult for school buses to negotiate
  - Mountain bikers race on 4 Mile

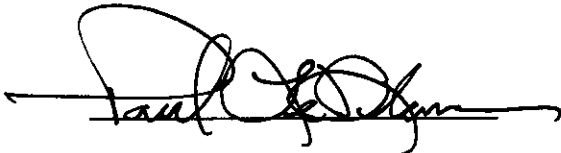
- Stormwater runoff concern – design of detention pond
  - Current ground water problems – impact of 57 more wells on water supply
  - Runoff erodes 4 Mile currently
  - How will preservation of open space be guaranteed?
  - Detention pond will be mosquito breeding ground
  - Fire trucks won't be able to turn onto proposed secondary access
  - Trails should not be motorized
- Applicant responded to public comments and questions.
  - Chair Hanna moved, with support from Commissioner Brod, to approve the open space preservation development, based on the planner's recommendation. (Carried 6 - 0, 1 absent)
  - Commissioner Brod moved, with support from Commissioner Twyman to recommend approval of preliminary site condominium plan to the township board, with the following conditions:
    - Approval by Township engineer
    - Approval of secondary access by Township fire chief
    - Specified maintenance, plowing, etc. in Master Deed
    - Mosquito control to be addressed
    - No motorized vehicles on the trails
    - A traffic impact study be prepared by a qualified traffic engineer

Motion carried (6 – 0, 1 absent)

**Next Meeting**

Add discussion of maximum lot coverage amendment to the agenda.

**Adjournment 9:30**



**Paul Leblanc (recording secretary)**



**Ben Masterson (secretary)**