



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

**MINUTES OF THE PLANNING COMMISSION
JULY 10, 2018**

Members Present: Barnard, Hanna, Masterson, Sosnowski, Twyman, Brod

Members Absent: Haney

Also present were Tricia Anderson, Zoning Administrator, Paul LeBlanc, Planner, Jim Scales, Township Attorney and Kevin Gritters, Township Engineer.

Approval of Meeting Minutes from June 12, 2018

Commissioner Brod moved, with support from Chair Hanna, to approve the meeting minutes from June 12, 2018, subject to minor changes in grammar and syntax.

Motion carried unanimously.

Public Comment

There were no comments.

**Presentation – Drew Nelson and Rob Bernard – Apple Tree Learning Center
4835 Belding Road**

Mr. Rob Bernard and Drew Nelson presented a potential plan for a mixed-use PUD for the purpose of building a new child care facility. They noted the challenges that the ordinance presents to them developing the parcel under the ordinance standards.

Planning commission provided comments with regard to access, type of residential use proposed, traffic near the Wolverine and Belding Road intersection, size of the parcel, the future land use designation, the commercial use of the parcel. Some felt that the development would alleviate some of the traffic issues in the area. The planning commission overall appeared to be intrigued with the possibilities of development on this parcel.

Mr. LeBlanc added some of the ordinance requirements that have not been addressed, such as the 40 acre minimum for a mixed use PUD. He would caution against using a PUD to circumvent zoning for development, and would suggest other options, such as conditional rezoning.

Final Site Plan Approval – Organic Healing Garden – 6677 and 6683 Cannon Center Dr.

Chair Hanna recognized the applicant, Emily Elms, owner of Organic Healing Garden. She gave a brief history of her business. Mr. Bruce Calleen gave a brief summary of the site plan elements of the project.

Mr. LeBlanc highlighted some items from his review memo, including the width of the parking spaces, the two access points of Cannon Center Drive, fencing. He added that the standards appear to be met, however, there are some recommended conditions of approval.

The planning commission provided their comments regarding the number of parking spaces, and the need for the large curb cut to the north. The majority of the planning commission were ok with the excess parking spaces.

Ms. Elms noted that they are not proposing any signage.

Commissioner Brod moved, with support from Chair Hanna, to approve the site plan dated June 25, 2018, per Mr. LeBlanc's recommended conditions below:

1. The applicant shall correct the discrepancy between the building square footage on the plan, and in the general notes.
2. The applicant shall submit a revised plan to show the dumpster location with the appropriate screening.
3. The plan shall be reviewed and approved by the township fire chief.
4. The plan shall comply with all the requirements set forth by the township engineer.

Ayes: Brod, Hanna, Masterson, Twyman, Barnard

Nays: Sosnowski

Motion carried.

Land Division Approval – 6554 5 Mile Road NE

Chair Hanna recognized the applicant, Lindsay Seppala, who briefly described her desire to only split two acres from her father in law's parcel, where 3 is required by the Unique Recreational Resource Area Overlay District (URRA-2).

Ms. Anderson provided the recommendation to approve the split, subject to the 3 conditions.

Commissioner Twyman moved, with support from Commissioner Brod, to grant land division approval for the above request, subject to the following three conditions:

1. The survey shall be redrawn to achieve a two-acre parcel split that excludes easements and rights of way.
2. The new survey shall also depict the easement extending into the parent parcel by 175'.
3. The driveway to the existing home on the parent parcel shall be relocated to be within the actual easement.

Motion carried unanimously.

Special Land Use Permit/Site Plan Approval – Public Hearing – Indoor Self Storage Facility – 8830 Belding Road NE

Amanda Bennes, architect for Ghafari Concept Design, presented the proposed project and elements of the site plan. She provided some history, and noted that the applicant would like to convert the existing strip mall into an indoor, climate controlled self-storage facility.

Mr. LeBlanc reviewed the special use standards, and highlighted some of them, such as the fact that no businesses can be run from any of the storage units. He also indicated that there are a number of items that need to be addressed yet, to be able to make a recommendation. He noted that all the landscaping that had been installed, has since been removed on the site.

Chair Hanna opened the public hearing.

Mr. Jordan DeGraff, of Rockford Self Storage, felt that the need for additional self-storage facilities does not exist in this area. He questions the successfulness of the proposed project. He added that his facilities fulfill the need for self-storage in the area.

Mr. Mike DeVries, of 6791 Sunset Cove, expressed his support for the project.

Mr. Eric Finnigan, of 7282 Old Mission Dr., also expressed his support for the project.

Mr. DeGraff wished to add another comment related to where Rockford Self Storage currently has climate controlled self-storage.

Chair Hanna closed the public hearing.

The planning commission provided their comments related to the desire to see some improvements to the façade of the building, the need to see improvement on that corner. They also agreed that the site plan must be refined more to meet all the site plan approval standards. They would also like to see the interior floor plan and the layout of the storage units.

Mr. Cassiday, the developer, added some details about the proposed storage project, and that his personal business would be situated within the building, as well as the office for management for the storage.

Chair Hanna moved, with support from Commissioner Masterson to table the special land use request, until the plans can be revised to reflect the recommendations made by Mr. LeBlanc in his review memo.

Motion carried unanimously.

Proposed Text Amendment – Public Hearing – Maximum Lot Coverage

Attorney Scales summarized the changes that are being proposed regarding maximum lot coverage in the zoning ordinance to the following sections:

Section 2.09E – Definition of Lot Coverage – the addition of pervious surfaces.

Section 3.08 – General Provisions, Maximum Lot Coverage – the addition of provisions for residential PUDs.

Section 10.05 and 6.04 – Lakes Residential District and Low Density Residential, Maximum Lot Coverage – change to the percentages of maximum lot coverage.

He has also drafted the ordinance to amend the zoning ordinance, which will be considered by the township board.

Chair Hanna opened, then closed the public hearing, as there were no comments.

Chair Hanna moved, with support from Commissioner Twyman, to forward a favorable recommendation to the township board for the text amendments to the above sections regarding maximum lot coverage.

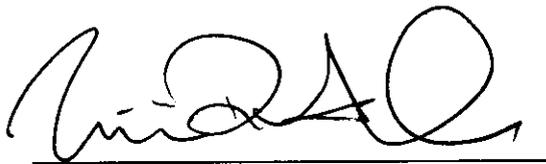
Motion carried unanimously.

Planning Commission/Staff Comments

The planning commission, zoning administrator and planner discussed procedural options for handling development review prior to the planning commission meeting, as well as tightening deadlines.

Adjourn

Adjourned at 8:10pm.



Tricia Anderson, Recording Secretary



Ben Masterson, Planning Commission Secretary