

CANNON TOWNSHIP BOARD MEETING  
HELD ON JULY 9, 2018

Supervisor Steve Grimm called the regular meeting of the Cannon Township Board to order at 7:00 pm. Trustee David Spencer offered the invocation.

**MEMBERS PRESENT (All):** Supervisor Grimm, Clerk Diepenhorst, Treasurer McKay, Trustees Alles, Brod, Davies and Spencer

**AGENDA & CONSENT AGENDA:**

- 1) Approval of Minutes – Regular Meeting – June 25, 2018
- 2) Approval of Bills: General Fund #13751 - #13777, Sewer Bond Fund #169
- 3) Fire Department Report – June 2018
- 4) Building Department Report – June 2018
- 5) Planning Commission Draft Minutes – June 12, 2018

**Motion by Kim McKay, supported by Jim Alles, to approve the Agenda and the Consent Agenda. Roll call vote: Brod-yes, Davies-yes, Diepenhorst-yes, Grimm-yes, McKay-yes, Spencer-yes, Alles-yes. Ayes-7, Nays-0. Motion carried.**

**BRIEF PUBLIC COMMENT:** Henry Betten, 6986 Kitson Dr., gave an update on the PFAS testing for Bostwick Lake. The DNR reported zero PFAS for pan fish (sunfish/bluegills). The results for bass were 8 parts per trillion – 16” bass. Mr. Betten also mentioned that Senator MacGregor is working on the wording for Public Act 188.

**PENDING BUSINESS:** None

**\*\*The agenda was adjusted to move Item G3 Orchard View PUD to Item G1  
NEW BUSINESS**

**1) Consider Orchard View PUD Rezone and Development Plan Approval**

Mr. Grimm noted that the project request is located at the southeast corner of Belding Road and Courtland Drive.

**Motion by Terry Brod, supported by Kim McKay, to open the public hearing at 7:06 p.m. Voice vote: Ayes-7, Nays-0. Motion carried.**

The following people spoke at the public hearing. The concerns/comments voiced were the increased traffic congestion and safety, Crestwood School overcrowding, keeping Cannon Township rural, Plainfield Water System, awareness of the development (notices/website), house values dropping, density, opposition to the proposed apartments and results from the Master Plan focus groups.

Jeremy Grinnell 7020 Fox Meadow, James Stover 5545 Chauncey-Plainfield Twp, Cathy Nezwek 4875 Belding Road, Tricia Baumhower 5735 Belding Road, Miles Huffaker 4550 Skyhawk Dr-Plainfield Twp, Al Welch 5878 Blakely, Jenny Kotarski 4748 Hidden Highland-Plainfield Twp, George Dykstra 5290 Belding Road, Jack Gibbons, 4645

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Skyhawk-Plainfield Twp, Mike & Jean Marmo 4331 Secluded Lake Dr- Plainfield Twp, Kelly Taylor 7290 Fox Meadow, Cornelius Vankempen 4949 7 Mile, Andy Bosse 4756 Hidden Highland-Plainfield Twp, Jim Myszka 6426 Courtland, Edward Kotarski 4748 Hidden Highland-Plainfield Twp, Bob Hall 6310 Oak Valley, Rosalind Jackson 7230 Fox Meadow, Jack Fryling 4693 Skyhawk-Plainfield Twp, Scott Egeler 4914 7 Mile, Eric Staley 6575 Courtland-Plainfield Twp, Art Steuwe 6323 Oak Valley, Paula Ostrom-Wasel 6363 Courtland-Plainfield Twp, Denise Nadeau Lake Bella Vista, Roy Ortego 6979 Fox Meadow, Andrea Jacobson 7412 Panners Lane, Mary Myszka 6426 Courtland, Nicole Vega 4755 Hidden Highland-Plainfield Twp, Mr. Schmitt 6879 Vista Grande, Pete Waleskowski 4752 Dunrobin, Amy Ortego 6979 Fox Meadow, Kelly Trisch 5392 Belding Rd, Ray Kezenius 5691 Blakely, Tom Kuehl 5860 Tesoro.

Letters/emails were submitted to the Board from: James Stover 5545 Chauncey, Dr. Jeremy & Denise Grinnell 7020 Fox Meadow, Thomas Borchert, Michelle DeMott

**Motion by Jim Alles, supported by Terry Brod to close the Public Hearing at 9:17 p.m. Voice vote: Ayes-7, Nays-0. Motion carried.**

The Board recessed at 9:20 pm – Board reconvened at 9:30 pm

Brandon Visser, developer, gave a short presentation to introduce Visser Builders. They have been in business for over 30 years and are residents of Cannon Township. He gave a summary of the project which consists of 121 lots for single-family dwellings, 24 condo units in not more than 12 duplex buildings, and 56 apartment type units in not more than 7 buildings. His presentation included the type of homes that would be built. He noted that their intention is to create a family environment.

Randy Feenstra, Feenstra & Associates, engineer for the project, presented the site plan. He illustrated how the development meets the criteria of the Master Plan. He pointed out the green areas and talked about the builder's desire to preserve the trees and existing topography. The plan provides a public street extending from Belding Road to Courtland Avenue, two private streets extending from the public road, paved sidewalks on one side of the streets, a paved sidewalk connecting the cul-de-sac in the southwest portion of the development to Crestwood school, along with marked trails. The proposed project will be developed in four phases which could take 10 years.

Jim Alles, Road Committee, noted that the Belding Road turn lane contemplated by MDOT will be a requirement. The developer has to apply for a road entrance both at Courtland Drive and Belding Road. The Kent County Road Commission will apply to MDOT for their approval for the entrance on Belding Road. The developer will be required to put a right turn lane on Courtland at the Courtland/Belding intersection; as well as a left turn lane on Belding Road by Fox Meadow. Any improvements required by the Michigan Department of Transportation or Kent County Road Commission will be by the Developer without any cost to the Township. Mr. Alles also talked about a

previous development (Hunter's Ridge) in Cannon Township. The Township required two-acre average density on 150 acres which created 75 wells, 75 septic systems. Now, years later, half of their wells go dry due to pumping out of the same aquifer. This is an issue we do not know how to solve. There is not enough density there to correct the problem.

Paul LeBlanc, PLB Planning Group, referred to the Master Plan process that was prepared and adopted in 2015. There were six focus groups. One-on-one individual interviews were held with key people, groups of different interests, residents and business representatives throughout the community, along with recreation and environmentalist enthusiasts. A community-wide public opinion survey was available on-line with over 300 respondents. The opinion was that the people love Cannon Township and want to continue living here. They were looking for alternative housing options when downsizing and changing their lifestyles. A public open house was held after the draft plan was prepared, along with a public hearing. He also noted that part of the State Planning Act requires that the draft plan be submitted to all of the adjoining communities who then have 42 days to comment on the plan. No comments were received.

Mr. LeBlanc also mentioned the developer is limited to the phases they have presented, they can't proceed with another phase until it goes back to the PC for approval of that phase and comes to the board for approval.

Tricia Anderson, Zoning Administrator, explained that the developer is not proposing eight units per acre but requesting a PUD with 1.48 units per acre. She explained the PUD is a tool that developers and the Township can utilize to exercise more control to provide more benefits to both the residents and the Township. She also referred to the comment made at the Planning Commission and explained that MDOT, Rockford Schools, and the Kent County Road Commission are all different agencies which the Township does not have any control over. Cannon Township cannot require these agencies to improve their facilities.

The Board decided to table this to be heard at the next Board meeting (July 23, 2018). Mr. Grimm noted that he will take emails from the Board members regarding specific concerns/issues so that he can gather more information. He will meet with Dr. Shibley, RPS, concerning the future impact on the school system. More information will be researched with the engineer, MDOT and Kent County regarding road/traffic; left turn lane paid for by the developer, etc.

## **2) 2018 Tax Rate Request (Diepenhorst)**

**Motion by Deb Diepenhorst, supported by Kim McKay, to approve the L-4029 2018 Tax Rate Request. Voice vote: Ayes-7, Nays-0. Motion carried.**

**2) ORDINANCE 2018-3Z - Proposed Zoning Ordinance Text Amendment–Section 10.05**

The attorney letter (5/16/18) from Jim Scales and memo (7/6/18) from Tricia Anderson, Zoning Administrator, reflects the proposed Zoning Ordinance Amendment with reference to dimensional requirements in the Lakes Residential District (minimum lot area and width).

**Motion by Jim Alles, supported by Terry Brod, to adopt ORDINANCE 2018-3Z amendment to Section 10.05 Minimum Required Lot Area and Lot Width; Minimum Required Building Setbacks; Maximum Lot Coverage. (Table 10.05.3) Voice vote: Ayes-7, Nays-0. Motion carried.**

**3) Fire Department Pickup Truck Sale (Morris)**

Chief Morris requested permission to put #7 up for sale. His memo indicates the NADA value is \$20,775.00 & and KBB value is \$18,577.00 to \$23,360.00.

**Motion by Kim McKay, supported by Deb Diepenhorst, to approve the Fire Department request to sell the 2007 Ford 350 (#7). Voice vote: Ayes-7, Nays-0. Motion carried.**

**4) Gibbons FOIA Appeal 2018-18 (Grimm)**

A FOIA appeal was received from John E. Gibbons dated July 6, 2018. All the documents requested were provided except any documents that are attorney/client privilege.

**Motion by Deb Diepenhorst, supported by Jim Alles, to deny Gibbons FOIA Appeal 2018-8. Voice vote: Ayes-7, Nays-0. Motion carried.**

**CORRESPONDENCE:** Letters/emails from the public regarding Orchard View PUD

**EXTENDED PUBLIC COMMENT:** None

**COMMENTS BY BOARD MEMBERS:**

**Alles** – The cost/quotes to fix the concrete construction and tree removal in Rockford Village is \$4829.75.

**ADJOURNMENT – 11:46 p.m.**

Respectfully submitted:

Nancy L. Popma, CMC/MMC/CMMC  
Cannon Township Deputy Clerk

Respectfully submitted:

Deb Diepenhorst  
Cannon Township Clerk