



**Planning Commission
March 27, 2023
Minutes**

The meeting was called to order by Chairman Makuski at 7:00 p.m. followed by the pledge.

Roll Call – Gillett, Post, Makuski, and Peel present, Hoffman was absent.

Gillett motioned to approve the agenda except for moving #3 to #1 and moving the others down. Post supported the motion. All members voted yes; motion carried.

Post motioned to approve the minutes from February 6, 2023, as presented. Gillett supported the motion. All members voted yes; motion carried.

- 1. First Congregational Church Amend SEU, Accessory Structure.** Ken Ballema presented the application to amend the Special Exception Use. He explained that Gilda's Club and Senior Neighbors (both nonprofits) are using the church, and there is a need for storage space. The site plan shows the addition of a 12' X 30' custom-built storage shed. The shed will be built off-site and installed on a crushed concrete pad. Gillett motioned to move the application along to a public hearing. Peel supported the motion. All members voted yes; motion carried.
- 2. Public Hearing – HFS Equipment – Amend SEU –** Rachel Hillegonds presented the follow up items regarding the application to amend the Special Exception Use.

- **The public hearing was opened at 7:21 p.m. No public comments, PH was closed at 7:21 p.m.**

Peel motioned to recommend approval of the Amended SEU to the township board with the following conditions.

- Williams & Works report #4 – HFS will add a 20' vegetative buffer strip via evergreen trees along the north and east property lines.
- W&W report #6 – approval of updated stormwater calculations by township engineers.
- W&W report #7 – Planning Commission approved rear storage/parking setback at 25 ft.
- W&W report #8 – applicant be allowed to use a gravel surface for the rear storage/parking area.
- A limit of 10 trailers stored in the back lot.
- Trucks stored in the back lot do not exceed the number of parking spaces.

Gillett supported the motion. All members voted yes; motion carried.

3. 1775 Lincoln Lake Pvt Road – Todd West, Builder, of Advanced Homes presented his application for a private road. The goal of building here is to build homes on larger lots for those who would like outbuildings and animals. Todd answered concerns from Williams & Works –

- Lots at cul-de-sac don't have 300' frontage. Zoning Administrator Carrigan agrees frontage should be 66', no specifics in ordinance for cul-de-sacs.
- Future splits – Todd will include no splits into deed restrictions to eliminate future splits.
- Septic plans – can't be determined until the house size and number of bedrooms are set.

Gillett motioned to move the application along to a public hearing. Makuski supported the motion. All members voted yes; motion carried.

Public Comment – Tim Wittenbach commented.

Post motioned to adjourn the meeting at 8:11 p.m., and Gillett supported the motion. All members voted yes, motion carried, meeting adjourned.



Shantell Ford, Clerk



Date Approved