

Leighton Township Planning Commission Minutes

Date: January 09, 2008

Members Present: Al Zuidema, Louis Murray, Brian Martin, Ron Schrotenboer

Members Absent: David Wright(with Notice), Dave Kaechele(with Notice),
Scott Chestnut(with Notice)

Others Present: Mark Sisson (Township Planner), Bob Jones (PCI), Harry DeHaan(Observing), and 3 interested persons

Art. 1 Chairman Zuidema called a Regular Meeting of the Leighton Township Planning Commission to order at 7:30 pm at the Leighton Township Hall.

Art. 2 Minutes –
Minutes of the December 12, 2007 were approved as presented

Art. 3 Public Comments – None

Art. 4 Inquiry of Conflict – None

Art. 5 Public Hearing – Halloran Class II Special Use Request

Michael Halloran is requesting a Class II Special Use Permit at 889 137th Ave, Wayland MI 49348, Parcel # 03-13-032-021-20. Halloran made a presentation to the Commission regarding a proposal to build an accessory building to relocate his farm machinery repair shop. The site is approximately 3.0 acres.

This building would be used for farm machinery repair, which is the same as he has been doing for about 20 years. Mark Sisson, Township Planner, questioned what kind of work would be done and what would happen to old parts. Halloran explained that his work would include welding, and machining using lathes and mills. Waste oils are burned for heat. Smaller parts are put in barrels to be scrapped. Larger parts are scrapped continuously. There would be no used or scrap parts stored outside the building.

Shari Harmon, Recording Secretary read a letter received from neighbor, Monte Listopad. Mr. Listopad stated that he is in favor of giving Michael Halloran, a Class II Special Use Permit. The community should support small businesses in times of economic down turns.

Mark Sisson, stated that there are definite restrictions under the zoning ordinance pertaining to home occupations. Only one employee allowed, no signs, no selling, no storage or hazard materials allowed on property, unless properly contained, and no interference with radio/tv towers.

The Public Hearing was opened at 8:07pm. Comments received

Fred Hendriksma (807 – 140th Ave) – stated that he was in support of Halloran's request. He lives to the north of this property and uses Halloran's business for the repairs on his equipment.

Michael Halloran reiterated and stressed that this business would continue to be farm related.

Harry DeHaan asked that if the property were to be sold, would the next owner have to get a special use permit? No, the zoning is attached to the land and the same use operated by another would be acceptable.

The Public Hearing was adjourned at 8:13pm

Discussion returned to the Commission. Discussion ensued regarding concerns over the future use of the building and the need for restrictions and conditions, that could limit a change to another use that is not farm related.

Motion made by Schrotenboer, supported by Martin, to tentatively approve the request, subject to site plan approval which is to entail a return to the Site Plan Committee for site plan review and then to the Planning Commission for final site plan approval. The following is a list of conditions to be met:

- a. No outdoor storage of equipment. Parts would be kept together or put in containers, to be scrapped. These would be stored inside
- b. Hazardous materials to be properly contained and permitted. No floor drains
- c. Limitation of one employee
- d. Landscaping and drainage
- e. Business to be AG related

Roll call vote: Aye: Martin, Schrotenboer, Zuidema
Nay: Murray
Absent: Wright, Chestnut, Kaechele

Art. 6 New Business –

a. Resignation letter from Dave Kaechele

Al Zuidema, Chairman, read a letter from Dave Kaechele, a member of the Planning Commission Board, stating that he was resigning from the Board.

b. 2008 Planning Commission Meeting Schedule

Al Zuidema, Chairman, presented the new schedule for 2008 Planning Commission Meetings, to the Board.

Art. 7 Unfinished Business –

a. Zoning Ordinance Review

1. **Amendments/Additions to General Provisions** – Discussion ensued with Mark Sisson, Township Planner and the Commission regarding the updated draft of Amendments/Additions to General Provisions. Tabled.

Art. 8 Other Business – None

Art. 9 Public Comments – None

Art.10 Commissioners Comments - None

Members adjourned at 8:58 pm

Respectfully submitted
Shari Harmon, Recording Secretary
Leighton Township Planning Commission