

Leighton Township Planning Commission Minutes

Date: March 11, 2009

Members Present: Al Zuidema, Scott Chestnut, Brian Martin, Harry DeHaan,
Dave Wright

Members Absent: Ron Schrottenboer, Louis Murray

Others Present: Mark Sisson (Township Planner) Bob Jones PCI and 4
interested persons

Art. 1 Chairman Zuidema called a Regular Meeting of the Leighton Township Planning Commission to order at 7:45 pm at the Leighton Township Hall.

Art. 2 Minutes –
Minutes of the February 11, 2009 were approved as presented.

Art. 3 Public Comments – None

Art. 4 Inquiry of Conflict – None

Art. 5 Public Hearing – None

Art. 6 New Business –

a. C & S Construction Site Plan

Travis Underhill of Latitude Engineering presented the C & S Construction proposal. C & S would like to build a 5,000 sq ft building to fabricate and install interior cabinetry. Half of the building will be fabrication workspace and half will be storage.

Sisson explained that the Site Plan Review Committee has met twice with the applicants and is now recommending approval by the full Planning Commission with a number of conditions. The conditions were reviewed

Motion by Chestnut , supported by Wright, to grant approval of C & S Construction, subject to the following conditions, stipulations and clarifications :

1. Final details and specifications for exterior lights to be submitted to Zoning Administrator for final review & approval.
2. In addition to landscaping indicated, 2 additional evergreens or deciduous ornamental trees are to be planted in the yard area facing Division St with an option to save existing spruce and add one new tree.
3. All evergreen trees are to be at least five feet in height. All deciduous trees are to have a two inch caliper.
4. All disturbed un-surfaces site areas shall be replanted with grass and maintained.
5. Installation of a detached sign or exterior refuse area/dumpster is not approved at this time. Installation of these items later, if desired, will require prior review and approval by the Zoning Administrator.
6. To satisfy the requirements of Section 11.07 “Building Materials”, the exterior of the building must be protected from damage occurring from outside as well as from within.

- Installation of interior plywood or drywall sheathing to a height of a least 6 feet above the floor, subject to building inspector approval is recommended.
7. Final approval is subject to the submission of documentation showing final approval of the approved site plan by the Allegan County Drain Commission and Allegan County Road Commission. Substantial revision will require re-submittal and approval by the Site Plan Review Committee.
 8. Final approval is conditioned upon the receipt of a soil erosion and sedimentation permit.
 9. Installation of a “Knox Box” rapid entry system is recommended.

Roll Call Vote: Aye: Chestnut, Martin, Wright, Zuidema
Nay: None
Absent: Schrotenboer, Murray, DeHaan

All Ayes – Motion Carried

Art 7. Unfinished Business –

a. Zoning Ordinance - Landscaping

Sisson presented PC with a draft ordinance for Landscaping. Discussion ensued with guidelines, making some changes, additions and deletions . Sisson will make discussed changes and bring new draft to next month’s meeting.

b. Zoning Ordinance – Outdoor Lighting

Sisson presented PC with a draft of Outdoor Lighting . Discussion ensued with the Planning Commission regarding definitions, regulations and illustrations. Sisson will make changes and bring new draft to next month’s meeting.

c. Zoning Ordinance – Street Access

Sisson presented PC with draft of Street Access Standards. Discussion ensued with provisions that will apply to development occurring along Arterial and Collector streets. Sisson will make changes and bring new draft to next month’s meeting.

Art. 8 Other Business – None

Art. 9 Public Comment – (comments are welcome from the public and limited to five minutes) None

Art.10 Commissioners Comments – None

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Shari Harmon, Recording Secretary
Leighton Township Planning Commission