

# Leighton Township Planning Commission Minutes

Date: July 9, 2008

Members Present: Al Zuidema, Brian Martin, Scott Chestnut, Harry DeHaan, Louis Murray, Dave Wright,  
Ron Schrotenboer

Members Absent: None

Others Present: Mark Sisson (Township Planner), and 5 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 June 11, 2008 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. Altra Products – Dick Post**

Dick Post, of Altra Products, presented his proposal for expansion to the Board. Mr. Post would like to expand an existing building by 84 ft, located at 4799 S. Division, Wayland MI 49348. It was noted that the expansion would result in a rear yard setback of 36 or 37 feet, instead of the required 50 ft. Sisson noted that the Planning Commission has no legal authority to allow something less than what the ordinance requires and that there was really no room to make another interpretation, even though the applicant argued that different representations were made to him when the property and the industrial plat were first developed.

Mark Sisson, Township Planner, read a letter from Gary Jones, next door to Mr. Post's building, stating that he would be glad to see the addition built.

Discussion returned to the Board. Sisson reiterated that at its present size, the site does not comply with the rear yard requirement of 50ft. An option would be for Mr. Post to combine two of his parcels into one. Discussion ensued with regard to other options that could be taken, such as easements or smaller expansion. Also, Mr. Post can ask for a variance from the Zoning Board of Appeals.

Motion by Murray, supported by Schrotenboer, to approve the site plan subject to the applicant obtaining a rear yard variance and to recommend to the Zoning Board of Appeals that the variance be granted on the basis that the property is unique and will not harm adjoining property, and also with the following stipulation:

1. The dumpster must be screened with decorative fencing or screening vegetation.

**Roll call vote:** Aye: Chestnut, Martin, Wright, Schrotenboer, Murray, DeHaan, Zuidema  
Nay: None  
Absent: None

**All aye/Motion Carried**

**b. Thomas Nguyn/ Great Wisdom Meditation Center Special Use Request**

Patricia Kloster, representing Rev Nguyn, presented a preliminary overview of an application for home occupation at 4303 Division for the Great Wisdom Meditation Center. Sisson explained that the request is being made as a home occupation instead of a church due to the small scale of weekly gatherings (fewer than 15) and infrequent (3-4 /year) large gatherings. The rationale being that this scale of institution is no more intensive than other home occupations that may be considered and that as a procedure, the home occupation route appeared appropriate especially in light of the Federal Religious Freedom Statute. Discussion ensued with the Commission, regarding number of people and number of cars. The Commission will set a time and date to visit the property. This request will be put on the Planning Commission's August Agenda. A notice will be mailed to the applicant and adjoining properties and will be placed in the paper as required.

**Art 7. Unfinished Business –**

**a. Cherpes Special Use Request**

Scott Cherpes returned to the Planning Commission with updated information for his Special Use Request to operate a car conversion business (internal combustion to electric) out of the barn at his home located at 913 137<sup>th</sup> Ave, Wayland, MI 49348. The request had been tabled from the last meeting pending submittal of additional information. Discussion ensued regarding his business plan, intent on actual work done on premise, licensing issues, and storage. No outside (county, state or federal) licensing is required.

Motion by Martin, supported by Wright to approve the request , with the following conditions and stipulations:

1. No stripping of cars on site
2. All work done inside the building
3. No bulk storing of any gas, oils or lubricants or other polluting liquids
4. No signage allowed
5. No outside storage
6. No excessive inventory
7. Limitation of one employee
8. No more than two cars at one time, on site

**Roll call vote:** Aye: Chestnut, Martin, Wright, Schrotenboer, Murray, DeHaan, Zuidema  
Nay: None  
Absent: None

**All aye/Motion Carried**

**Art. 8 Other Business – None**

**Art. 9 Public Comments – None**

**Art.10 Commissioners Comments – None**

Meeting adjourned at 9:17 pm

Respectfully submitted,  
Shari Harmon, Recording Secretary  
Leighton Township Planning Commission