

Leighton Township Planning Commission Minutes

Date: March 11, 2020

Members Present: Scott Chestnut, John Hooker, Ben Potts, Tom Smith, Matt VanderEide, Harry DeHaan,

Members Absent: Louis Murray (with notice)

Also Present: Andy Moore, Township Planner; Eric Thompson, Zoning Administrator

1. **Call to Order:** Meeting was called to Order by Chairman Chestnut at 7:00 PM
2. **Approval of Minutes from January 8, 2019.** Minutes were accepted as submitted.
3. **Public Comments:** None
4. **Inquiry of Conflict of Interest:** VanderEide noted that the day-care applicant (Jennifer Rice) lived in his neighborhood. However, commissioners indicated that they did not feel this was a conflict.
5. **New Business:**
 - a. **Rice Day Care:** Moore read the hearing notice. Jennifer Rice was present and explained her application. She currently is registered for six children (family childcare) and this fall she will likely add a couple more. Not necessarily looking for 12, but she wants to maintain her present services and accommodate another child or two. Her employee would be a neighbor across the street, so additional parking would be necessary. The children she supervises are teachers' children, so her hours of operation will generally track school hours (roughly 8am-4pm). Enrollment would be lower during the summer hours.

Moore reviewed his report, noting that the standards of the zoning ordinance are met. Items for the Planning Commission to discuss are parking, fencing (if needed), and if there are any concerns about noise.

Chairman Chestnut opened the public hearing.

Sue Visser 4528 Serry Drive. She lives directly south of the applicant's property. There has never been a traffic issue. Kids have never been a problem. She is very comfortable with having more children at the facility.

Jack Visser, 4528 Serry Drive. Noise is not an issue at all.

Ian Rice (Jennifer's husband). Noted that the kids Jennifer watches are 4-5 at the oldest. Most of the time they are inside. There is a wood fence in the back yard, and felt that additional parking was not necessary, as there is adequate parking in the driveway for an employee as well.

Commissioners generally felt that a fence was not necessary.

Motion by Potts to approve the application as presented with the conditions noted below.

- 1. Prior to issuance of any Township permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.**
- 2. The applicant shall continually comply with applicable ordinances, codes, and requirements of Leighton Township.**
- 3. The applicant shall obtain a license from LARA to operate a group childcare home and submit a copy of the license to the Township. The special land use permit shall only be valid if Ms. Rice is licensed with the state and an occupant of the residence.**
- 4. Any signage shall comply with Chapter 21 of the Zoning Ordinance.**
- 5. The applicant shall ensure that at least one off-street parking space per employee is provided.**

The motion was supported by DeHaan carried via roll call vote with all members voting yes.

- b. **VerBurg Concrete:** Moore reviewed his report and the recommendation of the Site Plan Review Committee. Members discussed landscaping, signage, stormwater, and future uses in portions of the building that will be offered for lease. Moore asked if additional landscaping should be provided, either in the front yard or in the rear yard. Commissioners noted that a small line of evergreens (2-3 feet tall) are in place along the northern property line. After discussion, no other landscaping was required.

Motion by Smith to approve the site plan with the conditions noted below:

- 1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.**
- 2. Prior to issuance of any permits, the applicant shall have paid all application, permit, and other fees related to this request.**
- 3. Any stipulations of the Leighton Township Fire Department, Township Engineer, County Road Commission, and County Drain Commissioner shall be met.**
- 4. The applicant shall obtain a Soil Erosion and Sedimentation Control permit through the Allegan County Drain Commissioner prior to any construction on the site.**

5. The new curb cut shall be approved by the Allegan County Road Commission.
6. The applicant shall provide stormwater calculations and details on storm sewer and drainage structures to ensure materials are acceptable.
7. Building elevations and materials shall be provided to ensure compliance with Section 11.08 of the Zoning Ordinance.
8. The applicant shall maintain compliance with applicable regulations in Section 11.04 of the Zoning Ordinance.
9. The applicant shall comply with applicable landscape standards of Section 18.04 of the Zoning Ordinance.
10. Any signage shall comply with Chapter 21 of the Zoning Ordinance.
11. All outdoor light fixtures shall be full cut-off features and comply with Section 18.05 of the Zoning Ordinance.
12. If proposed, a dumpster enclosure shall be adequately screened.
13. The applicant shall submit an updated site plan showing the following:
 - a. The proposed size of the building (60'x152')
 - b. The proposed dumpster location with enclosure
14. The applicant shall replace any evergreens along the northern property line that are dead or were removed with evergreens of similar size.

The motion was supported by VanderEide and carried via roll call vote with all members voting yes.

6. **Unfinished Business:**

- a. **Master Plan Discussion:** Moore reviewed the draft Master Plan with the Commissioners. Hooker requested color copies for the Township Board. VanderEide asked about some of the strategies, like the need for a 5-Year Parks and Recreation Plan. The Commission also requested a minor change to the future land use map. Moore will make the edits and provide the board with copies of the draft Plan.

Motion by Potts supported DeHaan to recommend that the Board distribute the draft Master Plan. Motion carried 6-0 via voice vote.

7. **Public Comments:** None

8. **Commissioner Comments:** None

9. **Adjournment: Motion by Hooker to adjourn, supported by Smith. Motion carried 6-0 via voice vote.** The meeting was adjourned at 8:07 PM.