

## Leighton Township Planning Commission Minutes

**Date:** February 9, 2022, 7:00 PM

**Members Present:** Stephen Shoemaker, Brad Geers, Harry DeHaan, Ben Potts, Matt VanDuyn.

**Members Absent:** Matt VanderEide, John Hooker (both with notice)

**Also Present:** Planner Andy Moore from Williams & Works, Jason Derry from PCI, plus five members of the public and/or applicants.

1. **Call to Order:** The meeting was called to order by Chairman Harry DeHaan at 7:00 PM
2. **Approval of Minutes from January 12, 2022.** Minutes were accepted as presented.
3. **Public Comments for items not on the agenda:** None
4. **Inquiry of Conflict of Interest:** None
5. **Public Hearing:** None
6. **New Business:**
  - a. **Dykehouse Construction - 4714 Electron Court.** Steve Witte of Nederveld, Ryan Dykehouse of Dykehouse Construction, and Matt Weeringa of Kent Home Services were present. The applicant is proposing to construct a 17,273 square foot building on the subject property that will be used for office and storage/warehousing with the possible addition of a future building addition that will be measure 12,520 square feet. The subject parcel is about 4.17 acres in size and is within the I-1 Industrial zoning district. The existing parcel is vacant land. The warehousing use is permitted by right in the I-1 district, and office use is allowed if it is attached to or appurtenant to a principal permitted use. Both businesses would use the property for the storage of equipment and trailers. Main entrances would be located on the east side of the building. The northern half will be occupied by Dykehouse Construction and the south half would be occupied by Kent Home Services.

The building meets setbacks, and the architectural requirements of 11.08 are satisfied, as about 33% of the façade is glass windows or concrete masonry veneer. In addition, the building utilizes multiple forms of horizontal and vertical paneling and awnings.

There was some discussion regarding the landscaping presented. The applicant has approximately 179 feet of street frontage; thus, three canopy trees, six evergreen trees,

and three ornamental trees are required. The applicant has indicated that five canopy trees, zero evergreen trees, and four ornamental trees have been provided. After discussion, the Planning Commission was comfortable with the landscaping as presented. Witte mentioned that they may add additional landscaping around the base of the building, too.

Moore reviewed his staff report dated February 1, 2022. He noted that according to zoning ordinance requirements, the site seems to be overparked, meaning that there is more parking than required by the Zoning Ordinance. The applicants stated that the number of parking spaces is what is needed to accommodate their expected demand, and they don't want to over-pave the site, either. The Planning Commission decided to accept the amount of parking that is proposed.

Witte asked if the dumpster would have to be screened. After reviewing the ordinance, staff and the planning commission determined that screening was not required given that there are no residential uses nearby.

**Motion by Shoemaker to approve the site plan with the following conditions:**

- 1) No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with the site plan approval.**
- 2) Prior to the 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, and County Drain Commissioner shall be met.**

**The motion was supported by Geers and carried 5-0 via roll call vote with all members voting yes.**

- b. 2021 Annual Report.** The annual report was presented and reviewed. **Motion by Potts to approve the annual report for submittal to the Township Board. The motion was seconded by Shoemaker and carried via voice vote 5-0.**

## **7. Old Business.**

- a. Paris Ridge Estates Phase 6 – Final Plat Approval.** PCI provided information to the Commission noting that all necessary approvals for Paris Ridge Phase 6 have been obtained, and the Planning Commission may recommend approval of this project to the Leighton Township Board. John Bitely from Sable Homes provided some additional information summarizing their progress. **Motion by Potts to recommend approval of Paris Ridge Phase IV to the Township Board. The motion was supported by VanDuyn and carried 5-0 via roll call vote.**

Bitely provided a brief update for a future phase of this development and will be looking for a pre-proposal meeting with staff in the next two months or so.

- b. **Harvest Meadows Condominium Phase II.** John Bitely noted that there have been changes to the Drain Commissioner rules that have affected the project timeline but he expects this to be ready for Planning Commission action soon.
- 8. Public Comments:** None
- 9. Correspondence:** None
- 10. Commissioner Comments:** Potts asked about what looked like a junkyard at Division and 146<sup>th</sup> Avenue. Derry will check into this and report back.
- 11. Adjournment. Motion by Potts to adjourn. The motion was supported by Geers and carried via voice vote with all members voting yes.**

The meeting was adjourned at 7:41 PM.

Respectfully submitted,

Andy Moore, AICP  
Leighton Township Planner