

## Leighton Township Planning Commission Minutes

**Date:** June 8, 2022

**Members Present:** Stephen Shoemaker, Brad Geers, Harry DeHaan, Ben Potts, Matt VanDuyn, Matt VanderEide, John Hooker

**Members Absent:** None

**Also Present:** Planner Nathan Mehmed from Williams & Works, Lori Castello from PCI, plus 8 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 February 9, 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:**
  - a. **Side By Side Land LLC, 0313-018-008-00, Harvest Meadows Condominiums Phase II.**

The subject parcel has an area of approximately 25.18 acres; however, the proposed development is on a smaller portion of this land. The proposed Phase 2 development area comprises approximately 2/3 of the site. The project was originally three phases, but phases 2 and 3 have now been combined into one large phase 2 as part of the continued buildout of condominium units located along Division Avenue. The proposed development would be located entirely in the R3 Medium Density Residential district.

The applicant is proposing two, three, and four-unit condominiums. Two-family dwellings, three-plex, and four-plex dwellings are permitted by right in the R-3 Medium Density Residential district (Section 8.02 a & b). Adjacent properties include the R-2 Low-Density Residential district to the south and east (Harvest Meadows II), the Agricultural district to the east (Proposed Harvest Meadows IV), and the Agricultural district to the north.

This is the Step 2 review by the Planning Commission according to Chapter 16 of the Zoning Ordinance. The applicant has received all required approvals from Allegan County Health Department, Allegan County Road Commission, Allegan County Drain Commission, EGLE, Dorr/Leighton Sewer Authority (DLSA), and others as appropriate, so

the Planning Commission may recommend approval to the Board after holding a public hearing on the project.

The applicant gave an overview of the application and indicated that not much has changed since the Phase II meeting. Some rework of the site was needed due to the changes in setbacks.

DeHaan opened the public comment.

Fern O'Beshaw, 4271 CiderMill Drive. Planned expansion right behind her unit. Having been observing what has been going through the Planning Commission, and what has changed, suggest that the Planning Commission go ahead and approve the request to have that submitted to the Township Board.

Marge Halla (sp?), 2485 CiderMill. In support.

Marie Andrus, 4285 CiderMill. Excited about parking pads. Looking forward to Phase II. Should move forward.

DeHaan closed the public hearing.

Mehmed gave a brief overview of Moore's memo and indicated that the applicant has not provided a copy of the deed restrictions or a copy of the Master Deed. VanderEide asked about what they needed to do regarding Master Deed. DeHaan noted that typically the Attorney looks at it. Mehmed indicated that it could be a condition of approval.

Mehmed explained that due to the rework of the site, the previous open space area is no longer included in the plan. The applicant indicated that was one of the things they had to let go of. Mehmed also explained that shallow parking spaces comply with the Zoning Ordinance but that additional parking and access for visitors and emergency vehicles may be congested at certain times. The applicant indicated that parking pads had been proposed.

The Commission had a brief discussion about road widths and emergency vehicles. Compliance with stipulations of the Leighton Township Fire Department is a condition of approval. Potts inquired about the spacing of trees per Section 18.04. The applicant indicated that last time it was agreed larger spacing with larger trees was sufficient. Mehmed confirmed that the trees indicated on the site plan were five feet. Several other Commissioners recalled this conversation and determined that what was submitted was sufficient.

**Motion by VanderEide to approve the site plan, subject to the following conditions:**

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 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, Allegan County Drain Commissioner, or other approving agency shall be met.**
4. **The applicant shall receive and submit copies to the Township of all necessary permits and approvals from local, state, and federal agencies as required in Section 16.03 of the Zoning Ordinance.**
5. **All utilities shall be located underground.**
6. **The applicant shall comply with the landscape standards of Section 18.04 of the Zoning Ordinance with the deviation in spacing and increased tree size as indicated on the site plan with a revision date of 4-29-22. Conifer trees shall be of a variety that grows well in Michigan and that is not prone to disease.**
7. **All outdoor light fixtures shall comply with Section 18.05 of the Zoning Ordinance.**
8. **The applicant shall submit the Master Deed for review and approval by the Township Attorney**

**The motion was supported by Geers and carried 7-0 via roll call vote with all members voting yes.**

**6. New Business:**

- a. **Fastool - 1197 Electric Avenue.** The applicant's representative, Ross Post, was present. The subject property is located on approximately 1.15 acres at the northeast corner of Division Street and Electric Avenue. It is within the I-1, Industrial district, and is Lot 2 of the Leighton Industrial Park. The site presently contains a 5,900 square foot building and parking area, and the applicant is proposing to construct an addition of about 7,100 square feet directly west of the existing building. An additional truck dock is proposed, as is additional pavement to the north and south of the building. The expanded area will be entirely an expansion of the shop/warehouse.

The property was originally approved for Altra Products in March 2018. In January 2019, the landscaping plan was modified and approved by the Planning Commission. The proposed addition is located where the "future addition" was planned on the original site plan, although the proposed expansion is slightly larger than what was shown on the 2018 site plan.

DeHaan explained that landscaping was discussed regarding what is possible with existing utilities. Potts indicated that the existing landscaping was pretty light. The

applicant indicated that additional landscaping could be planted to spruce up the building, but there are some challenges with communications cables. Potts indicated that there looks to be some space between. The Planning Commission discussed being consistent with waiving landscaping standards; it is at the front of the industrial park, and everyone sees it. The Planning Commission agreed that it is best to match what is existing, including two Crimson King Maples, two Red Buds, and six hydrangeas. The Crimson Kings should be 2.5-inches in diameter.

Mehmed mentioned building materials and Section 11.08. The Planning Commission discussed windows and exterior and consistency with the existing. Mehmed explained that the Planning Commission can waive these requirements per Section 11.08. The Planning Commission asked what the applicant is using the new area for. The applicant indicated that it would be used entirely for storage. The Planning Commission agreed that this was fine with the additional landscaping proposed.

The Planning Commission discussed outside lighting and asked the applicant if more was proposed. The applicant explained that he has existing lights on both sides and wants to continue that so that they are consistent with what is currently on the building. Castello explained that some lighting will be required by the Building Code and she can review it for compliance. Mehmed noted that this was addressed as a condition of approval.

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

- 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 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.**
- 4. Any signage shall comply with Chapter 21 of the Zoning Ordinance.**
- 5. The applicant shall maintain compliance with all the applicable regulations in Section 11.04 of the Zoning Ordinance.**
- 6. Lighting shall be downward facing and fully cut-off in compliance with Section 18.05 of the Zoning Ordinance.**
- 7. The applicant shall submit a landscaping plan for review by the Zoning Administrator. The landscaping plan and plantings shall include two additional Crimson King Maples, two additional Red Buds, and six additional hydrangeas. Crimson King Maples shall be planted at a minimum 2.5-inch diameter.**
- 8. The applicant shall confirm the existence of or create and record with the County a cross-access easement on the north side of the 1197 Electric Avenue property to**

**allow the use of the overhead doors, which will require the use of the driveway and property at 4799 Division St.**

**The motion was supported by Vanderiede and carried 7-0 via roll call vote with all members voting yes.**

- b. RAMAR Land Corp., 0313-019-011-00, Project Discussion** (Did not show up, was not discussed)

**7. Old Business.**

- a. Broadband:** Broadband updates were briefly discussed. The Planning Commission discussed broadband dollars for expansion into the Township. Surfair wireless has plans to expand into the Township. Not much additional information is known. Great Lakes Energy is also getting into fiber where they provide electricity.

**8. Public Comments:** None

**9. Correspondence:** None

**10. Commissioner Comments:** None

**11. Adjournment. Motion by Hooker to adjourn. The motion was supported by Geers and carried via voice vote with all members voting yes.**

The meeting was adjourned at 8:07 PM.

Respectfully submitted,

Andy Moore, AICP  
Leighton Township Planner