

Leighton Township Planning Commission Minutes

Date: October 14, 2020, 7:00 PM

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

Members Absent: John Hooker (with notice). Member Louis Murray resigned from the Planning Commission for personal reasons a few days before the meeting.

Also Present: Andy Moore, Township Planner; Lori Castello, Zoning Administrator (via videoconference), and two members of the public (the applicants, also via videoconference)

1. **Call to Order:** Meeting was called to Order by Chairman Chestnut at 7:00 PM
2. **Approval of Minutes from September 9, 2020.** Minutes were accepted as submitted.
3. **Public Comments:** None
4. **Inquiry of Conflict of Interest:** None
5. **New Business**
 - a. **Public Hearing, Scholl Accessory Building at 854 146th Ave.** Applicant Michael Scholl was present via RingCentral. He wants to construct a 32'x56' addition to an existing building to store additional items inside that are presently stored outside. Moore noted that the proposed expanded accessory building would not fit in the current location. He is proposing a 32' extension, and there is an additional 5' setback required, which cannot be met as there is only about 30' between the existing building and the property line. He also noted that the Site Plan Review committee had to recommend disapproval for this reason. Planning Commissioners agreed that there is room on the property for an expansion, just not where proposed. Scholl was advised to work with PCI to develop a site plan that meets the zoning ordinance standards.

Motion by VanderEide, supported by DeHaan to table and allow the applicant to revise the site plan. Motion carried 5-0 via roll call vote.
 - b. **Site Plan Review: West Michigan Forklift Expansion.** Applicant John Pavlak reviewed his request. The west building has been there since 1997, the PC recently approved the second building in 2018. His business has continued to grow and he is now out of space again, so he is proposing an addition to attach two existing buildings and expand the east building to the south and east. Moore reviewed his report and concerns from the site plan review committee regarding stormwater management, lighting, and the side

yard setback. Pavlak indicated that no lighting will be changed, and he will address the remaining items on an updated site plan.

Motion by Potts, supported by Smith, to approve the application with the following with conditions:

- 1) **Prior to issuance of any permits, the applicant shall have paid all application, permit, and other fees related to this request.**
- 2) **Any stipulations of the Leighton Township Fire Department, Township Engineer, and County Drain Commissioner shall be met.**
- 3) **An updated and improved site plan shall be submitted to PCI that illustrates at a minimum the following:**
 - i. **Any proposed lighting on the site or building**
 - ii. **Proposed building setbacks**
 - iii. **Any proposed changes to parking, loading, and maneuvering areas.**
- 4) **The height of the expanded portion of the building shall not exceed the height of the existing building.**

The motion carried 5-0 via roll call vote.

6. **Leighton Township Master Plan.** Moore reviewed the planning process and indicated that this was the public hearing for the adoption of the new Master Plan.

Chestnut opened the public hearing. No public was present, so Chestnut closed the public hearing.

Motion by VanderEide to adopt the proposed resolution recommending adoption of the proposed Leighton Township Master Plan. The motion was supported by Potts and carried 5-0 via roll call vote.

7. **Correspondence:** The PC received a letter from Thornapple Township notifying them that they have adopted an updated Master Plan on August 10, 2020.
8. **Commissioner Comments:** Chestnut informed Commissioners of Lou Murray's resignation. Chestnut encouraged PC members to let the Township Supervisor know if they know of anyone who would like to serve on the commission. Chestnut also informed the Commission that he will be stepping down from the Planning Commission after the December meeting.

Castello informed the PC that one of the staff members at PCI has left the company so she will continue to meet remotely if the Commission is agreeable to it.

9. **Adjournment. Motion by DeHaan to adjourn, supported by Smith. Motion carried via voice vote with all members voting yes.**

The meeting was adjourned by Chairman Chestnut at 7:42 PM.

Respectfully submitted,

Andy Moore, AICP

Leighton Township Planner