

Leighton Township Planning Commission Minutes

NOTE: This meeting was held via RingCentral videoconference pursuant to applicable emergency orders related to the COVID-19 pandemic

Date: December 9, 2020, 7:00 PM

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

Members Absent: John Hooker with notice

Also Present: Planner Nathan Mehmed from Williams & Works, Zoning Administrator Lori Castello from PCI, John Bitely from Sable Homes, Ryan Dykhouse from Dykhouse Construction, Steve Witte from Nederveld and two members of the public (all via videoconference)

1. **Call to Order:** Meeting was called to Order by Chairman Chestnut at 7:00 PM
2. **Approval of Minutes from November 11, 2020.** Minutes were accepted as submitted.
3. **Public Comments:** None
4. **Inquiry of Conflict of Interest:** None
5. **Public Hearing:**
 - a. **Green Meadow Holdings, Paris Ridge Estates Phase VI – Tentative Preliminary Plat.**

Mehmed read the public hearing notice into the record. Applicant John Bitely was present via RingCentral. He gave an overview of phase 6 of the project and where they are in the development process. He is proposing Phase 6 of Paris Ridge Estates, a 26-lot single-family subdivision addition. Mehmed reviewed the Williams & Works staff memo dated December 3, 2020 with the applicant and Commission. Mehmed noted that Moore’s report indicated that some required items have not been submitted such as sidewalks, street trees, and light poles. Bitely indicated that they intend to include these items as they see them as an expectation of their client base and the Township. Mehmed explained that these items can be addressed as a condition of approval.

Commissioners discussed the dead-end street and single access concern. Mehmed explained that Section 4.1 (8) prohibits a single-access to more than 25 residential lots unless it is temporary or that the topography or shape precludes an additional access. Bitely explained that the choice of a cul-de-sac instead of a through street was due to topography, lake location, and sewer design. Commissioners agreed that one additional unit given the site constraints was acceptable.

Commissioners discussed the concern regarding cul-de-sac lengths. Mehmed indicated that Section 4.1(9) requires that cul-de-sacs more than 850 feet long are discouraged; however, the length is permitted to increase to 1,320 feet when a cul-de-sac is temporary or when topography or subdivision shape necessitates it. Castello used Allegan GIS for a cursory measurement and indicated that the cul-de-sac was around 1,200 feet. Bitely indicated that this was also due to site conditions. Commissioners discussed where the measurement was from. Castello explained that she would start from the intersection with Paris Ridge. Mehmed mentioned that this standard is usually intended to prevent long winding dead-end streets to nowhere. Commissioners agreed that given the site conditions, the layout as presented was fine.

Commissioners discussed lighting, sidewalks, and street trees. Mehmed explained that the Township sidewalk and street tree agreement was included in their packets. Bitely reiterated that they will work with the Township as they have in the past regarding street trees and sidewalks. He explained that they will install as they have in past phases. Mehmed mentioned that street lighting is required every 500 feet per Section 5.2(k) of the subdivision control ordinance. Bitely explained that they intend to have a light at the end of each cul-de-sac, and at the intersections. Commissioners agreed that they would also like to see a light between lots 169 and 170. Bitely agreed to this modification.

Public Hearing Comments: Andrew Marsman 4649 Paris Ridge: Marsman explained that he would like to see a four-way stop sign at the intersection of Wren and Paris Ridge. He indicated that school traffic is backed up past his house. He also explained that Warbler Drive is 55 mph down to Wren but no one slows down quickly. He was directed by the Allegan County Road Commission to attend the Planning Commission meeting and request a traffic study.

Lori Baldwin 4659 Paris Ridge: Comments regarding 4-way stop. Pleased that there is a discussion about the 4-way stop. She said that the speed of some of the driverse coming down the street is ridiculous.

Motion by Potts to recommend approval of the tentative preliminary plat for Paris Ridge Phase 6 to the Township Board with the conditions noted below, and supported by DeHaan.

- 1. The applicant shall update the tentative preliminary plat plan to include all missing items required in Section 15.04 of the Zoning Ordinance and Section 3.2 of the Subdivision Control Ordinance, and noted above in Completeness of Submittal, unless specifically waived by the Planning Commission or Township Board.**
- 2. The applicant shall comply with all subdivision improvement standards of Article V of the Subdivision Control Ordinance, including the following:**

- a. Sidewalks and street trees shall be installed in accordance with the street trees and sidewalk agreement (attached).
 - b. Street lighting shall be provided every 500 feet, in accordance with Section 5.2(k).
3. Protective covenants and deed restrictions, if proposed, are to be consistent with those established earlier phases of the development except that provisions for street trees and sidewalks unique to the Paris Ridge Estates VI shall be included.
4. The storm system and storm drainage must comply with the County Drain Commission's requirements and all sewer, gas, electric; telephone, and cable utilities must be installed underground. All grading and infrastructure improvements must be done in accordance with approved engineering plans and within appropriate easements. Sanitary sewer plans shall be forward to, reviewed, and approved by the Township Engineer, prior to commencement of construction.
5. A special assessment district (or some other mechanism acceptable to the Township Attorney) shall be established by the Township to pay for streetlights, and street lights shall be installed at the time of road construction. Streetlights shall be installed in accordance with applicable standards and of a style consistent with previous phases, including a street light in each cul-de-sac, at each intersection, and between lots 169 and 170
6. All applicable permits and approvals from the Allegan County Road Commission, Allegan County Drain Commission, EGLE, the Allegan County Health Department, and the Township Engineer, as applicable, shall be required prior to any construction or excavation activities occurring on either site.
7. Require that the Allegan County Road Commission install a 4-way stop sign or require reasoning for denial of a 4-way stop sign at the intersection of Wren Drive and Warbler/Paris Ridge.
8. Require that the Allegan County Road Commission reduce the speed of Warbler Drive from 55 mph or require reasoning for denial of reduction.

The Motion carried 5-0 via roll call vote.

6. New Business:

- a. **Midwest Sign Co Site Plan Review.** Witte gave a brief review of the project and discussed that the site plan review committee had discussed some of the concerns. Midwest Sign Company is proposing an office, manufacturing, and warehouse building 4720 Electron Court in the I-1 district. Chestnut asked Mehmed to summarize the concerns and changes to conditions for the Planning Commission's consideration.

Mehmed clarified that condition 5, 7, 9, and 13 were discussed addressing submittal requirements, building materials, landscaping, and screening. Witte agreed.

Commissioners discussed landscaping standards and their ability to modify the landscaping standards after the review of several criteria. Members agreed that the proposed landscaping was sufficient for an industrial park and exceeded many of the other neighboring parcels. Commissioners discussed the building material requirements. Mehmed explained that Section 11.08 requires office facades and 25% of the remaining first floor being constructed of brick, stone, fluted block, glass, or similar material unless otherwise approved by the Planning Commission. Commissioners agreed that the proposed materials consisting of vertical and horizontal paneling and architectural features created a nice-looking building that is compatible with the surrounding properties. Commissioners discussed screening of the outdoor storage area and loading area. Witte explained that the applicant would like to use chain link around the outdoor storage area, which will be used to temporarily store finished sign products; however, they are willing to add slats to screen the area. Commissioners agreed that this would be sufficient. Witte also explained that the loading zone/truck dock is about four feet or so below grade and that one of the spaces would be occupied by a trash compactor. Commissioners discussed screening of the loading area and determined that the grade change and trees along Electron Court screen the loading area sufficiently.

Motion to approve by Vandereide with the conditions noted below, and supported by DeHaan.

- 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 all applicable permits prior to any construction on the site, including a Soil Erosion and Sedimentation Control permit through the Allegan County Drain Commissioner.**
- 5. The proposed future building addition must comply with required rear yard setback of 11.06 of the Zoning Ordinance, unless a variance is granted therefrom.**
- 6. Signage shall comply with Chapter 21 of the Zoning Ordinance.**
- 7. The applicant shall maintain compliance with applicable operational regulations in Section 11.04 of the Zoning Ordinance.**
- 8. The applicant shall submit proof of property owner approval to operate the proposed use on the site or a copy of a purchase agreement for the property.**
- 9. The applicant shall include two off-street loading spaces on the site plan in accordance with Section 17.09 of the Zoning Ordinance.**

10. The outdoor storage area shall be screened from Electron Court with fence slats.

11. Light intensity shall not exceed 0.5 footcandles at the property boundaries and all outdoor light fixtures shall be full cut-off features, in accordance with Section 18.05 of the Zoning Ordinance.

7. **Correspondence:** None.

8. **Commissioner Comments:** As has been known for some, Chairman Chestnut indicated that this was his last meeting and thanked everyone for their time and service over the years. He explained that the new Supervisor would fill his vacancy soon. He also indicated that the Planning Commission would need to select a new Chairperson at its next meeting. Members of the Planning Commission thanked Chestnut for his service. Township Planner Andy Moore of Williams & Works entered the call and thanked Chestnut. Moore had prepared a Resolution of Appreciation that was drafted in honor of Chestnut's service, and Moore requested that commissioners read it. DeHaan read the resolution. **Motion by Smith, supported by Potts, to adopt "A Resolution of Appreciation for Leighton Township Planning Commission Chairman Scott Chestnut." (attached).The motion carried via roll call vote with all commissioners voting yes.**

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

The meeting was adjourned by Chairman Chestnut at 9:15 PM.

Respectfully submitted,

Nathaniel Mehmed, AICP
Leighton Township Planning Consultant