

Leighton Township Planning Commission Minutes

Date: March 10, 2021, 7:00 PM

Members Present: Harry DeHaan, Tom Smith, Ben Potts, Stephen Shoemaker, Matt VanderEide

Members Absent: John Hooker (with notice)

Also Present: Planner Andy Moore from Williams & Works, Zoning Administrator Lori Castello from PCI (via videoconference), plus seven 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 10, 2021.** Minutes were accepted

3. **Public Comments:** None

4. **Inquiry of Conflict of Interest:** None

5. **Public Hearings:** None

6. **New Business:**

- a. **Noble Delivery Site Plan Review.** Applicant Rick Postema and owner Jared Noble made a presentation. The project has an area of about 6 acres and the applicant is proposing to use the area for a trucking business. The truck storage area will be gravel while the main parking area will be paved. The stormwater will connect to the regional system. The building will be 6,700 square feet, most of which is service bays for his trailers. The building is a pre-engineered building with metal siding. It will be a two-color (black/slate grey) building and feels that given the distance from the road (300') it will look good. There is also glass in the front elevation and in the OH doors. 7 trees are proposed to line the driveway. Canopies and ornamental trees line the driveway and a white pine tree will help screen the parking area.

Parking for trailers would be secured with a fence around the perimeter of the site. Moore reviewed his report staff report noting that the site plan review committee recommended approval with conditions, subject to Planning Commission input regarding landscaping, the building façade, and dumpster screening. The site is short on landscaping in the parking area, but some of the trees that line the driveway could count toward that. Further, the building façade did not meet the requirements of the zoning ordinance, which requires front-facing industrial buildings to be at least 25\$ brick, stone, etc.

Shoemaker asked about surrounding properties in consideration of dumpster screening. After deliberation, commissioners were satisfied with the landscaping, dumpster location, and building façade as proposed by the applicant and did not request changes.

Motion by Potts 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 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.**
5. **Any signage shall comply with Chapter 21 of the Zoning Ordinance.**
6. **The applicant shall meet all operational standards of Section 11.04 of the Zoning Ordinance.**
7. **If the proposed use would involve the storage of hazardous substances, all standards for groundwater protection in Section 15.06(b) of the Zoning Ordinance shall be met.**

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

- b. **Superior Stone Site Plan Review.** Kyle Visker of LRE was present and provided an overview of the application. The parcel is about 7 acres. There is an existing detention basin on the north side of the property to handle stormwater. The applicant is proposing to build a 35k building with office, manufacturing, and warehouse spaces. A loading dock is proposed in the back. A future building expansion is shown with an area of about 15,000 square feet. The east side of the property will be left undeveloped and could be split for another lot. Stormwater connects to the master detention system for the project. A Landscaping plan was also provided. It is short of the ordinance requirements but Visker feels that it meets the intent of the ordinance and it represents an overall improvement compared to the other developments in the area. A floor plan was also presented along with building elevations.

VanderEide asked about landscaping the potential need for screening to the north where Hunters Glen is proposed. Given the site and the developed area, the Commissioners were satisfied with the amount of landscaping proposed on the site.

Motion by VanderEide to approve the site plan with the following conditions. Second by tom smith. Carried 5-0

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.**
5. **The applicant shall comply with the landscape standards of Section 18.04 of the Zoning Ordinance unless specifically modified by the Planning Commission.**
6. **The applicant shall obtain a sign permit for the proposed sign in accordance with Section 21.06 of the Zoning Ordinance.**
7. **The applicant shall submit to the Township proof of ownership or lease of the subject property.**
8. **All outdoor light fixtures shall exceed 20 feet from grade**

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

- c. Hunters Glen Meadows Condominiums, Phase 2.** Brian Struyk was present via RingCentral and presented the application. Sun Communities is the owner and is proposing an expansion on the 12-acre parcel to the south. It would consist of new 28 sites and one site would be relocated. Road connection to Division and connection to Birmingham Avenue. Public sewer and water are available and will service these lots. A retention basin is proposed on the southwest portion of the site. No disturbance to the wetlands area is proposed. Planning commissioners discussed landscaping, access drives, access to Division, property ownership, and other issues. Castello recommended that the applicant combine the property, and the commissioners agreed this was a good idea. Castello also noted that additional signage would not be permitted, as only one sign per development is allowed and they already have 2 (a variance was granted for the second one)

Motion by VanderEide to approve with the conditions 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 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.**
5. **All outdoor light fixtures shall comply with Section 18.05 of the Zoning Ordinance. The Planning Commission waived the requirements for a photometric plan.**
6. **The parcel shall be combined with the rest of the Hunters Glen property.**

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

7. **Public Comments.** Zack Boeve from Sable Homes was present to show updates to Harvest Meadows condos based on discussion at the previous meeting. Moore noted that based on a very cursory review it appeared that most of the required setbacks have been met, and it looked like the applicant had addressed the landscaping modifications requested by the Planning Commission in March regarding staggered tree spacing. Moore felt the Commission could hold a hearing next month and will work on a full review. He also noted that the Commission can always request additional changes at the hearing if necessary.
8. **Correspondence:** None.
9. **Commissioner Comments:** VanderEide asked about the Township's "state and county environmental review checklist." It hasn't been updated since 1998 and there have been numerous changes in agency names, laws, requirements, permit types, etc., and should be updated. Moore and Castello will address this.
10. **Adjournment. Motion by VanderEide to adjourn. The motion was supported by Smith and carried via a voice vote with all members voting yes.**

The meeting was adjourned at 8:07 PM.

Respectfully submitted,

Andy Moore, AICP
Leighton Township Planner