



43 Planner Johnston gave a brief overview of the request by Texas Township for Planning  
44 Commission approval of the new Maple Hill Splash Pad located at Texas Drive Park. The  
45 park is considered an active recreation use requiring special exception use and site plan  
46 approval, which is why a public hearing was scheduled.  
47

48 Planner Johnston indicated that the Maple Hill Splash Pad will be constructed to the south  
49 of the existing outdoor pavilion near the current location of the GaGa ball pit, which will  
50 be relocated. A concrete path will be developed from the existing trail immediately  
51 adjacent to the parking lot and from the existing outdoor pavilion. The estimated size of  
52 the splash pad is 2,000 square feet and will include 15-20 different water/spray features.  
53 Planner Johnston finished her presentation noting Viridis made the changes requested  
54 by the Township Engineer that were included with the staff report.  
55

56 Vice Chair Davis asked if the applicant would like to speak.  
57

58 Tim Britin of Viridis Design Group stated that the 15-20 water features will be supplied by  
59 its own 159 gallon well. The water features are activated by a child touching a bollard  
60 then the flowthrough system allows the water to infiltrate back into the ground. There will  
61 be an ornamental fence surrounding the splash pad. The project is out to bid with a June  
62 9<sup>th</sup> submittal date.  
63

64 **Motioned by Secretary Loeks, seconded by Mrs. Buckham, to open the public**  
65 **hearing. The motion passed unanimously.**  
66

67 Vice Chair Davis asked if there were any residents interested in speaking. There were  
68 none.  
69

70 Vice Chair Davis asked if there were any citizens on Zoom interested in speaking. Planner  
71 Johnston stated there were no online participants.  
72

73 **Motioned by Treasurer Roberts, seconded by Mr. Matson, to close the public**  
74 **hearing. The motion passed unanimously.**  
75

76 Vice Chair Davis asked for Commissioner discussion.  
77

78 Vice Chair Davis asked if the splash pad will work like an irrigation system? Mr. Britain  
79 said it does and runs by low voltage.  
80

81 Mrs. Buckham asked who would be providing information to the DEQ for the water well.  
82 Mr. Britain indicated the well driller will be notifying the State.  
83

84 **Motioned by Treasurer Roberts, seconded by Vice Chair Davis, to approve the**  
85 **Maple Hill Splash Pad special exception use and site plan as presented. The motion**  
86 **passed unanimously.**  
87  
88

89 **Continental Properties Rezoning – Public Hearing**  
90

91 Planner Johnston gave a presentation of the applicants request for Planning Commission  
92 consideration of a rezoning to the R-5: High-Density Multiple Family Residential District,  
93 to allow the construction of a new residential apartment development on an approximate  
94 20-acre parcel. The subject property is currently zoned R-2: Single Family District, which  
95 does not allow multiple family residential attached development.  
96

97 The parcel in question is currently vacant and is located within the 9<sup>th</sup> Street Sub-Area.  
98 The future land use is designated as Mixed-Use, Flexible which supports R-5 zoning.  
99 Area zoning is commercial to the west and single-family residential to the east. While R-  
100 5 may be a higher density than the adjacent R-2, it is likely that the vacant parcels to the  
101 east will also request rezoning in support of the Sub-Area Plan.  
102

103 The R-5 District would permit 10 dwelling units per acre, which would be 200 units on this  
104 piece of property. In addition to conformity with the Sub-Area Plan, this rezoning could be  
105 considered a transition between the more intense uses that exist and are planned west  
106 of this property and the lower density uses that are planned outside of the Sub-Area Plan  
107 to the east. Beatrice Drive will need to be extended, along with water and sewer, for any  
108 new development. There are some traffic concerns along South 9<sup>th</sup> Street, but this  
109 developer is not able to mitigate those concerns.  
110

111 Vice Chair Davis asked if the applicant wished to speak.  
112

113 Continental Properties representatives Attorney Jeff Swenarton, Eric Hahn, and Max  
114 Saichek made a presentation outlining their experience with multiple family development,  
115 how the rezoning fits perfectly with the 9<sup>th</sup> Street Sub-Area Plan, and that it will support  
116 adjacent commercial developments. They went on to provide statistics about residents in  
117 the current developments and information on the specific type of development they plan  
118 for this property.  
119

120 Vice Chair Davis requested a motion to open the public hearing.  
121

122 **Motioned by Secretary Loeks, seconded by Mr. Matson, to open the public hearing.**  
123 **The motion passed unanimously.**  
124

125 Vice Chair Davis asked if there were any citizens in the audience interested in speaking  
126 on this item. While residents were in attendance, none wished to speak.  
127

128 Vice Chair Davis asked if there were any citizens on Zoom and Planner Johnston stated  
129 there were no online participants.  
130

131 Planner Johnston stated she received an email from Bronson Hospital and a letter was  
132 sent from PNC Bank in support of the proposed rezoning.  
133

134 **Motioned by Vice Chair Davis, seconded by Secretary Loeks, to close the public**  
135 **hearing. The motion passed unanimously.**  
136

137 Mr. Matson asked if the 12 million spending power discussed in the presentation was  
138 strictly monies that would be invested in Texas Township.  
139

140 Mr. Hahn stated it is their overall buying power.  
141

142 Treasurer Roberts believes this rezoning is what has been intended in the future land use  
143 plan. For years, this area of the Township has been deemed the most appropriate spot  
144 to develop multifamily. The rezoning is a good fit.  
145

146 Mr. Matson wondered if R-4 would be a better transition to the adjacent R-2 instead of  
147 the requested R-5. Treasurer Roberts showed that the future land use plan of the 9<sup>th</sup>  
148 Street Sub-Area shows another 40 acres to the east still in the multi-use flexible future  
149 land use designation. It is highly likely this parcel will also come in for rezoning, which  
150 could be used as the transition down to the single-family zoning. In addition, the applicant  
151 is proposing a two-story development, which is quite compatible with the scale of single  
152 family.  
153

154 Mr. Hahn confirmed the buildings will be two stories, which will be less than the allowable  
155 35 feet in height.  
156

157 Treasurer Roberts asked about secured entrances. Mr. Hahn stated their will be a special  
158 device in each unit and at the door that allows residents to see who is ringing, and the  
159 doors will not unlock unless access is given. Also, the residents will need the appropriate  
160 credentials to open the secure doors.  
161

162 Secretary Loeks stated this area of the Sub-Area Plan is intended for high density  
163 development. This is also a good use for this area because of the transmission line that  
164 runs near this property. He is in favor of the proposal.  
165

166 Mrs. Buckham hopes to see some type of screening to the east adjacent to the existing  
167 single-family home. Treasurer Roberts indicated this will be an important part of the  
168 planned unit development and site plan process.  
169

170 Vice Chair Davis feels it is a good use and fits in this area.  
171

172 **Motioned by Treasurer Roberts, seconded by Secretary Loeks, to forward a**  
173 **recommendation of approval to the Township Board for the rezoning of 6179 West**  
174 **N Avenue from the R-2 District to the R-5 District. The request meets the intent of**  
175 **the 9<sup>th</sup> Street Sub-Area Plan and is compatible with adjacent zoning. The motion**  
176 **passed unanimously.**  
177

178 Vice Chair Davis moved on to the next agenda item.  
179

180 **Corporate Woods Truck Parking – Site Plan Amendment**  
181

182 Planner Johnston reminded the Planning Commission that the applicant received  
183 approval to construct a new parking facility for semi-trailers within the Township's  
184 industrial area on February 9, 2021. The unaddressed property is located south of  
185 Beatrice Drive and immediately west of West Michigan International. The applicant  
186 intends to utilize the facility for semi-trailer truck parking when not in use for long-haul and  
187 cross-country trips.

188  
189 The applicant would like to construct a building on the property at some point in the future  
190 and is requesting Planning Commission approval to allow crushed concrete in this area  
191 instead of the poured concrete shown in the approved plan. The Planning Commission  
192 will need to decide if crushed concrete meets the intent of the Parking Ordinance.  
193 Planner Johnston noted one concern that the timing of the building was not provided so  
194 there is not a firm timeframe when the crushed concrete will be removed.

195  
196 John Male from Exxel Engineering stated the applicant had planned a different property  
197 for the development of their building but would now like to place it at the Beatrice Drive  
198 property. Because of this, placing the concrete in the location of the building will be costly  
199 to remove when the building is constructed. The property owners are working towards  
200 development of the building and have meetings planned with an architect. They need the  
201 building and the site secured to manage the issues they are having with theft.

202  
203 The property owner stated they currently rent space at Midlink, and are having trouble  
204 with their cargo being stolen.

205  
206 Secretary Loeks suggested just leaving the area where the crushed concrete is planned  
207 as grass.

208  
209 Planner Johnston stated they could phase the site plan so the semi-trailer parking spaces  
210 and the required public infrastructure could be built as phase 1 and the grass area shown  
211 as phase 2.

212  
213 Treasurer Roberts asked for clarification that the drive aisle would be constructed as part  
214 of phase 1.

215  
216 Secretary Loeks confirmed this and stated a radius is needed.

217  
218 Planner Johnston indicated the trail on Beatrice Drive should be built as part of phase 1.

219  
220 Treasurer Roberts wondered if a timeline should be put on Phase 2. Secretary Loeks did  
221 not think that was enforceable.

222  
223 **Motioned by Secretary Loeks, seconded by Mrs. Buckham, to approve the site plan**  
224 **amendment for the semi-trailer parking located on Beatrice Drive owned by P & S**  
225 **Properties with the following conditions:**

- 226 1. The site plan will be resubmitted with two phases. The first phase will include  
227 the eastern and southern parking spaces, drive aisle, fencing, lighting, and the  
228 required public infrastructure, including the trail along Beatrice Drive.  
229  
230 2. The area west of the drive aisle, including the vehicular parking spaces will be  
231 included in phase two.  
232  
233 3. A 50-foot radius will be shown on the site plan and constructed in the southeast  
234 corner of the drive aisle.  
235  
236 4. The area not constructed in phase 1 will be seeded with grass.

237  
238 **The motion passed unanimously.**

239  
240 Vice Chair Davis moved on to old business.

241  
242 **OLD BUSINESS**

243  
244 Planner Johnston indicated the Township Board decided to return the draft Planned Unit  
245 Development ordinance amendments back to the Planning Commission. There main  
246 concern was the increase in density in the single-family developments. It was suggested  
247 that a tiered methodology in density would be the best approach.  
248

249 Secretary Loeks felt the concern was related to lot sizes and perhaps a minimum lot size  
250 would also resolve this concern.

251  
252 Planner Johnston said she would be bringing a revised ordinance for the Planning  
253 Commission's review in June.

254  
255 **COMMISSIONER COMMENTS**

256  
257 Secretary Loeks voiced concerns about RSVP The Gardens, stating there is a locked  
258 gate, which has never been allowed in Texas Township. He also noted the two semi-  
259 trailers are still on site even though the sign has been installed. Planner Johnston stated  
260 she would inform the Ordinance Enforcement Officer.  
261

262 Planner Johnston requested some input from the Planning Commission on a potential  
263 apartment development in the Corners Business District. She indicated she had a  
264 meeting with the developer who is interested in building about 70 units in 10 two-story  
265 buildings near the ring road that connects South 8<sup>th</sup> Street to Shooting Star Lane. The  
266 developer requested Planning Commission feedback before investing in purchasing the  
267 property and designing a plan.  
268

269 The Commission thought development north of the proposed road might be an  
270 appropriate spot for apartments but were unsure about the property south of the road.

271 They also felt the frontage on South 8<sup>th</sup> Street needs to be protected for nonresidential  
272 uses, particularly to the north of the proposed road.

273  
274 Treasurer Roberts informed the Commission that the Township is having difficulty filling  
275 the planner position. The hiring firm is continuing to look but they indicated they have  
276 exhausted their search within two hours of the Township.

277  
278 She continued stating the proposed future township building is moving forward, and that  
279 good strides are being made towards development. Also, agreements have been reached  
280 with regard to the development of the Callander property on Q Avenue that the Township  
281 will put in public water and sewer and the Downtown Development Authority has granted  
282 access through their property. Superintendent VanderWiere reached out to Matt  
283 Callander, who was satisfied with the results.

284  
285 Treasurer Roberts provided an overview of the housing conference she attended and  
286 indicated that she emailed some information to the Commission members.

287  
288 Secretary Loeks attended a conference on the development of private and commercial  
289 solar and feels the Township needs to enact a solar ordinance.

290  
291 Hearing no further Commissioner comments, Vice Chair Davis moved on to citizen  
292 comments.

293  
294 **CITIZEN COMMENTS**

295  
296 Vice Chair Davis asked if there were any citizens interested in speaking. There were no  
297 citizens in the Board room or on Zoom, so he asked for a motion to adjourn.

298  
299 **ADJOURN**

300  
301 **Motioned by Mrs. Buckham, seconded by Secretary Loeks, to adjourn the meeting.**  
302 **The motion carried unanimously.**

303  
304 The meeting adjourned at 7:43 p.m.

305  
306 Submitted: Approved: