



1 **PLANNING COMMISSION MINUTES – July 26, 2022**

2
3 **CALL TO ORDER/ROLL CALL**

4
5 Chair Corfman called the Planning Commission meeting to order at 6:00 p.m. and Secretary
6 Loeks called the roll. The following Commissioners were present: Chair Corfman, Vice Chair
7 Davis, Secretary Loeks, Treasurer Roberts, Mrs. Buckham, Mr. Eavey, and Mr. Matson. No
8 Commissioners were absent. Also present were Interim Planner/Zoning Administrator Julie
9 Johnston, Planning/Zoning Assistant Jennie Miller, and Steve Bosch, representing Bosch
10 Architecture..

11
12 **CITIZEN COMMENTS**

13
14 Chair Corfman asked if there were any residents interested in speaking on non-agenda items.

15
16 Eric Perry, West Q Ave, asked for the definition of “a place of worship”, as he stated he felt the
17 plans looked more like banquet hall than a place of worship. His concerns centered around
18 security, privacy, noise, lighting, and screening. He hoped there would be a buffer between the
19 site and surrounding residential properties to diminish impact of activities.

20
21 Adam Grassl, Pine Island Ct South, shares the north property line with the church and would like
22 to see a natural barrier between his property and the site with trees planted to screen the property.
23 He was concerned that what appears to be an amphitheater and open air patios facing his
24 property, and he has spoken with the church about its use and spillover of people and noise onto
25 his property but has not been successful in obtaining a response.

26
27 Kim Clark, Pine Island Ct South, expressed her concern regarding the impact on wildlife due to
28 noise and music activities, as there is eagle activity there and sound carries so much across the
29 water. Ms. Clark is approves of the gravel parking because it will accommodate water run-off.

30
31 Nina Longjohn, West Q Avenue, shared the impact of the flooding over the past five years and
32 the difficulty for Pine Island to drain. Water levels continue to be an issue, and she said and water
33 table can be reached just by digging down to plant flowers. They still have sandbags in place.
34 She wanted to know how the building will affect the area environmentally.

35
36 Jim Shinar, an attorney, reviewed the planner’s report and believed there were many unanswered
37 questions. He was concerned that types of activities, use as a place of worship, and number of
38 services each day needed to be detailed. He felt the application was not complete and
39 encouraged the church to reach out to residents of neighboring properties.

40
41 Chair Corfman then asked if there were any citizens on Zoom interested in speaking. Planner
42 Johnston stated there were no participants online.

43
44 **SET AGENDA**

45
46 Chair Corfman reviewed the agenda and asked if there were any additions or corrections.

47
48 **Motioned by Mr. Eavey, seconded by Mr. Matson, to accept the agenda as presented. The**
49 **motion carried unanimously.**

50
51 **MINUTES – July 12, 2022, Workshop Meeting**

52
53 Chair Corfman asked if there were any changes or corrections to the minutes.

54
55 **Motioned by Vice Chair Davis, seconded by Secretary Loeks, to approve the July 12, 2022**
56 **minutes. The motion carried unanimously.**

57
58 **NEW BUSINESS**

59
60 **A. Pine Island Chapel Site Plan**

61
62 **At Secretary Loeks’s request, there was a motion by Treasurer Roberts, seconded by Mr.**
63 **Matson to recuse Secretary Loeks from Items A, B, and C.**

64
65 Planner Johnston gave a brief overview of the site plan request by the applicant, First
66 Presbyterian Church, to develop a new place of worship called Pine Island Chapel at 8882 West
67 Q Avenue. The request is for a 1,590 square foot building, which includes a 960 square foot
68 chapel with a capacity of 90 seats. The additional floor area is for a kitchenette, storage, and
69 bathrooms. The property is six acres in size and is a dual-zoned district of approximately 2.25
70 acres R-1 and 3.75 acres R-2 Residential District. Per Section 36-3.2: Boundaries of Zones, the
71 district regulations for the zone that comprises the most land area on the parcel shall be
72 extended to the entirety of the parcel. Based on this requirement, the R-2 District regulations
73 prevail, which allows places of worship as a use permitted by right. However, the regulations of
74 Subsection 36-4.13, Places of Worship, require site plan review. In general, the site plan meets
75 Zoning Ordinance requirements.

- 76
77 If the Planning Commission is considering approval, the following items will need resolution:
- 78 1. The fenced area near the west property line that is located within the 50-foot setback
79 needs to be resolved. If an activity of the church, it will need to be moved to meet
80 setback requirements.
 - 81 2. Landscape screening is required between any non-residential and residential use. The
82 Planning Commission will need to determine if a waiver to this requirement can be
83 granted.
 - 84 3. Consideration of a non-motorized trail recorded deferment to allow construction at a later
85 date or when requested by the Township.

86
87 Chair Corfman asked if the applicant would like to speak.

88
89 Seth Weeldreyer, Senior Pastor of First Presbyterian Church, Kalamazoo MI, spoke.
90 He expressed his intent for natural preservation, and as there is a conservation easement on
91 the property, does not want to have an asphalt driveway. He indicated he would be happy to put
92 in more trees, though most of the 580 ft along the road is lined with trees, and was surprised to
93 hear concerns by the neighbors. Pastor Weeldreyer also stated he was happy to work with Mr.
94 Grassl to plant trees on the northeast border. Previously there were only silos on this site
95 belonging to the farm to the east, no buildings. Currently, there is a garden that has provided
96 5,000 lbs of vegetables for Loaves and Fishes.

97
98 First Presbyterian Church's main campus is downtown, and worship takes place there. The idea
99 is to have a small service on Sunday evening or outside, which was set up so that sound faced
100 away from residences. He stated he is very sensitive to the neighbors and had no intentions to
101 have bands, envisioning a low-key use for this property.
102

103 Pastor Weeldreyer stated he has been working with Mr. Loeks on a low dust gravel that drains
104 well, 21A gravel. He said a non-motorized trail I deferment would be appreciated rather than
105 building sidewalk in middle of nowhere, though the church is happy to do whatever is needed to
106 meet the requirements.
107

108 Chair Corfman asked about the outside area, as he didn't see anything noted on the site plan.
109 Pastor Weeldreyer stated currently there is no structure planned, but the grass covered slope
110 has potential use for outside service but not close to the neighboring property. Any future
111 building would likely be a deck to place chairs and a podium, but with no concrete. Chair
112 Corfman asked if the septic was approved.
113

114 Mrs. Buckham noted two indoor restrooms, per code. The applicant stated there were no plans
115 to have large events and estimated the highest number of attendees would be 90, though more
116 likely around 50-60, with summer worship averaging 15-20 attendees. The Fire Marshall will
117 weigh in on occupancy load, but there would most likely be 5 or 10 people several times a week
118 working on gardening. His hope is that this will be a resource for the township for social service
119 club rentals with the occasional small worship service or governing board meeting place.
120

121 Mr. Matson is concerned the architect failed to include some items on the site plan.
122

123 Jim Derks, architect participating via Zoom, stated the existing tree line along the street included
124 several healthy decent spruces. The nature of gravel makes it challenging to have a landscape
125 island, though they would add two trees south of the parking lot if acceptable to fulfill the need
126 for planting in parking area. Planner Johnston asked the architect to delineate the walking path
127 on the plan and include the two trees. Jim Derks will update the plan to show added trees south
128 or east of the parking lots, immediately adjacent, with the required 620 square feet of landscape
129 at the edge of gravel parking lot instead of within.
130

131 There was also discussion on the lack of lighting, though Planner Johnson explained lighting is
132 not required by the ordinance. There was more discussion on landscaping and screening from
133 adjacent properties as well.
134

135 Hearing no further discussion, Chair Corfman asked for a motion.
136

137 **Motioned by Vice Chair Davis, seconded by Treasurer Roberts, to approve the Pine Island**
138 **Chapel Site Plan 22-12 at 8882 West Q Avenue with the following conditions:**
139

- 140 1. All setbacks are met by the plan;
- 141 2. Appropriate landscape screening is put between any residential use;
- 142 3. A deferment note for a non-motorized trail to be recorded to allow construction at a later
143 date when requested by the Township
- 144 4. The site plan to delineate or specify where at least 620 square feet of parking lot
145 landscaping with two trees adjacent to the parking lot area

- 146 5. A revised note to the photometric plan to indicate how reduced lighting levels will be
147 managed during the non-operational hours
148 6. Four additional street trees along Q Avenue to meet the ordinance.
149

150 **The motion passed unanimously.**

151
152 Chair Corfman moved on to the next agenda item.

153
154 **B. Bloom Too Site Plan**

155
156 The applicant, Steve Bosch of Bosch Architecture, is requesting approval to develop a new
157 daycare facility at 8079 Vineyard Parkway. The daycare will be associated with the original
158 Bloom daycare and is primarily intended for before and after school care. The property is zoned
159 CBD: Corners Business District, which allows childcare and daycare centers as a permitted use.
160 The building site is 6,717 square feet and the total footprint of the requested building is 1,800
161 square feet. The second floor of the structure includes a personal office totaling 845 square feet
162 and a 440 square foot roof deck. In general, the site plan meets zoning ordinance requirements,
163 however the Planning Commission will need to discuss the parking. Eight spaces are required
164 and 5 have been provided. The requested parking lot reduction of 37% for the Bloom too site
165 and 11% for the site condominium overall would need to be considered. Both the CBD and Site
166 Plan Review reduction is 50% if you can show overlapping, shared driveways with cross-access
167 easements.
168

169 The Design Review Committee met on July 13, 2022, to evaluate the application. The following
170 outlines their requests and the applicant's responses:

- 171 1. Alter the access aisle of the accessible space provided at Bloom Too so that it can better
172 align with the existing sidewalk along the front of the current Bloom building to allow for a
173 pedestrian crossing at this location. The reason for this request was when the original
174 Bloom daycare was approved, the north sidewalk was designed for a pedestrian
175 crossing at this location. However, at that time the parking lot along the east side of
176 Bloom Too did not include the two additional parking spaces, one of which is an
177 accessible space. The thought was that the access aisle required with the accessible
178 space could be flipped to the north to allow it to better align with the sidewalk to the east.
179 The applicant indicated a willingness to stripe the crossing, but not to move the access
180 aisle. They stated building code requires the access aisle to be as close to the front door
181 as possible and the existing location makes that happen. Also, if the aisle were
182 swapped, a parking space would be lost as the access aisle is a bit shorter in length
183 than the parking stall.
184 2. The Design Review Committee understood the overhang on the north side of the
185 building was not planned to be constructed and requested it be removed from the
186 elevation drawing. The applicant requested it to remain so that it could be constructed at
187 some point in the future.
188 3. A separate landscape plan was not provided, which is required by the Site Plan Review
189 ordinance, and the Design Review Committee requested the building foundation
190 landscaping be included. The applicant stated the enlarged plan is also the landscaping
191 plan and all landscape ordinance requirements are shown. Foundation plantings are not
192 required per the ordinance but are noted on the plans to be "by owner."
193

194 Chair Corfman asked if the applicant would like to speak.
195

196 Mr. Bosch discussed the cross access, barrier free code, stating the accessibility where noted
197 will be on an angle and a better solution with the access aisle right in front of sidewalk.
198

199 Planner Johnston asked if the sidewalk slopes down, must meet curb, not actual pedestrian,
200 must be nice and smooth. 99% are after school kids, before and after school, teachers in the
201 bloom, back and forth.
202

203 Mrs. Buckham asked about traffic at 5:00 p.m., as younger kids are typically picked up between
204 3:30-5:00. Treasurer Roberts stated that some parents have complaints during drop-off and
205 pick-up. Mr. Eavey asked if anyone in the southern part uses Excel parking area. Mr. Bosch
206 stated they see parking along Vineyard Parkway.
207

208 **Motioned by Mrs. Buckham, seconded by Mr. Matson, to approve Bloom Too Site Plan with**
209 **the following conditions:**

- 210 1. Parking lot reduction of 37 percent for the Bloom Too site and 11 percent for the site
211 condominium overall.
- 212 2. The pedestrian crossing be striped between Bloom and Bloom Too across the access
213 connector.
214

215 **The motion passed unanimously.**
216

217 Chair Corfman moved on to the next agenda item.
218

219 **Texas Corners Pharmacy Site Plan** 220

221 The applicant, Steve Bosch of Bosch Architecture, is requesting approval to develop a new
222 pharmacy at 8083 Vineyard Parkway. The pharmacy will include a small area for retail sales
223 totaling 436 square feet and then “behind the counter” office and workspace for pharmacy staff,
224 for a total building footprint of 1,800 square feet. The property is zoned CBD: Corners Business
225 District, which allows pharmacies and retail sales as permitted uses.
226

227 The Design Review Committee met on July 13, 2022, to evaluate the application. The following
228 outlines their requests and the applicant’s responses:

- 229 1. Extend the white split rail fence that is east of the car detail building south to the Gift of Grace
230 building. This request was to provide some aesthetic uniformity to the site condominium. This is
231 not required by ordinance but a request of the Design Review Committee. The applicant
232 indicated they would speak with their client to review feasibility. Not required by code.
233

234 Treasurer Roberts asked if we would be restricting access by extending the fence. Mr. Loeks
235 stated the fence was there because of 3 ft grade change, Redwood changed elevation at
236 property line. He also asked about the status of pine tree screen behind Redwood.
237

238 Gift of Grace currently located on the adjacent property is moving. Mr. Eavey would rather get
239 rid of the fence instead of extending it. Treasurer Roberts agreed she did not want to block open
240 space or restrict cross access. Mr. Loeks (from the audience) felt there needed to be some sort
241 of barrier since there is an 18” drop-off and concerned a car might drive-over it
242 Mr. Loeks (from the audience) commented that the west line for Redwood looks not done,
243 barbwire remains, still full of weeds, thought farm fence was in phase 1. Planner will look at it,
244 might be part of Phase 2.
245

246 2. The light at the employee entrance at the Pharmacy creates light levels higher than allowed
247 by ordinance (based on original site plan, not revised plan provided this evening). The Design
248 Review Committee recommended recessed lighting within the eave. The applicant indicated
249 there is not enough room in the eave for a recessed light, but lighting was modified to reduce
250 light levels. A separate landscape plan was not provided, which is required by the Site Plan
251 Review ordinance, and the Design Review Committee requested the building foundation
252 landscaping be included. The applicant stated the enlarged plan is also the landscaping plan
253 and all landscape ordinance requirements are shown. Mr. Bosch went on to say foundation
254 plantings are not required per the ordinance but are noted on the plans to be “by owner.”
255

256 **Motioned by Mrs. Buckham, seconded by Vice Chair Davis to approve The Texas Corners**
257 **Pharmacy Site plan with the following conditions:**
258

- 259 1. West Elevation indicated on site plan should be correct to South Elevation.
260 2. A Parking lot reduction of 11 percent for the overall site condominium.
261 3. Implement a slight increase in light levels of 0.8 foot-candles near the east property line.
262

263 **The motion passed unanimously**
264

265 **OLD BUSINESS**

266 Planner Johnston met with the Township Board during Committee of the Whole and the Township
267 Board has requested a joint meeting with the Planning Commission regarding the proposed CBD
268 ordinance.
269

270 **COMMISSIONER COMMENTS**

271 Mr. Eavey would like to see places of worship defined, but does not want to get into a
272 discrimination lawsuit etc. Planner Johnston stated if owned by religious institutions, then most
273 likely plan to do worship. Mr. Eavey asked about application process for signal light, SB better
274 way 8th street connection.
275

276 Mr. Matson would like to strengthen submittal process to eliminate incomplete site plans from
277 non-local architects which necessitate a bunch of conditions,
278

279 Treasurer Roberts shared that the Township Board approved hiring of John Lovely for Zoning
280 Administrator pending background investigation. The Board also discussed four special
281 assessments at the meeting regarding Crooked Lake, Eagle Lake and Treasure Island.
282

283 Chair Corfman stated there is no ZBA meeting again this month.
284

285 **CITIZEN COMMENTS**
286

287 There were none.
288

289 **ADJOURN**

291 **Motioned by Mr. Matson, seconded by Vice Chair Davis, to adjourn the meeting. The motion**
292 **carried unanimously.**
293

294 The meeting adjourned at 7:55p.m.

295 Submitted:

Approved: