



PLANNING COMMISSION REGULAR MEETING, February 28, 2023

CALL TO ORDER/ROLL CALL

Chairperson Corfman called the meeting to order at 6:00 p.m. The following Commissioners were present: Chair Corfman, Vice Chair Davis, Secretary Loeks, and Commissioners Roberts, Eavey, and Matson. Also present was Planning Administrator Lovely, Recording Secretary Kerr, one interested person and two attending via Zoom. Commissioner Buckham was absent.

PUBLIC COMMENTS

There were none.

ADOPTION OF MEETING AGENDA

Chair Corfman reviewed the agenda. Motion by Davis, seconded by Matson, motion carried, to adopt the agenda as presented.

APPROVAL OF MEETING MINUTES - January 24, 2023, Workshop Meeting Minutes

Motion by Davis, second by Eavey, motion carried, to approve the minutes of the January 24, 2023, Workshop Meeting, as corrected.

NEW BUSINESS

PC#22-21 Applegate Pointe Phase 3 Step 2 Construction Plan

Monument Engineering Group Associates, Inc. submitted Step 2 Site Condominium Construction Plans on behalf of Westview Capital, LLC for Applegate Pointe Phase 3, situated between Texas Drive and South 12th Street. Phase 3 proposes 31 single family units on 15.54 acres in the R-2 Residential District, Single Family. The development will have private roads, private storm sewer, public water, and sanitary sewer. Step 1 Preliminary Site Condominium Plans were approved by the Planning Commission at the October 25, 2022, Regular Meeting.

Mr. Brian Woods representing Westview Capital, LLC was present to address any questions.

In the notes provided by Mr. Lovely, Mr. Davis noticed under Section 36-6.2.5.B iv. *Street lighting is required and must meet the Zoning Ordinance requirements.* The sentence under the heading refers to street trees instead of streetlights.

Motion by Loeks, seconded by Davis, motion carried, to approve Applegate Pointe Phase 3 Step 2 Construction Plans, subject to the following conditions:

1. Buxton Trail and Buxton Lane street names must be approved by the County and coordinated with the Township.
2. The Developer must obtain a Soil Erosion and Sediment Control Permit (SESC) from the County and provide documentation to the Township.
3. The Developer must obtain Michigan Department of Environment, Great Lakes, & Energy (EGLE) permits for the Public Sanitary Sewer and Water Main designs. Documentation must be provided to the Township.

PC#22-05 6th Street Park Restroom – Site Plan & SEU Approval Extension

Mr. Lovely explained that the Planning Commission granted a Site Plan and Special Exception Use for the Texas Township 6th Street Park restroom facility on February 22, 2022. The Township applied for a Spark Grant in 2022, to help fund the project; unfortunately, they were not awarded the grant. The plan is to move forward with construction, but the timeline is uncertain. Township staff are requesting a 12-month extension to allow more time to coordinate the project with the understanding that a new application will

53 be required if a building permit has not been obtained and onsite construction commenced by February
54 22, 2024.

55 Motion by Loeks, seconded by Matson, motion carried, to grant a 12-month extension to the original
56 Site Plan and Special Exception Use for the 6th Steet Park restroom facility and extend approval to
57 February 22, 2024, with the following conditions:

- 58 1. Any proposed building mounted lighting will be full cut-off and downward directed;
- 59 2. If not already proposed, an additional light shall be placed on the south building façade near the
60 mechanical room door.

61
62 Public Hearing – Corners Business District, Miscellaneous, and Sign Ordinance

63 Mr. Lovely reviewed the updates to the draft Corners Business District, Miscellaneous Ordinance
64 Amendments, and changes to the Sign Ordinance to apply content neutral restrictions to all signs.

65 Zoning Text Amendments for the following:

66 • Section 36-2.2 Definitions – Amend definitions section to add definitions for the following:
67 architectural relief, brewpub, private service club, craft food and beverage production facility, craft shop,
68 earth tone, façade, footprint, personal service establishment, storefront and townhome. Amend current
69 definition for private road.

70 • Section 36-3.1.18: Corners Business District – Updates to the Corners Business District will include
71 amendments to the principal uses, special exception uses, and dimensional requirements. New sections
72 of the ordinance include design standards, application process, exceptions to the design standards, and
73 waivers. Elimination of the Design Review Committee.

74 • 36-4.0 Use Standards – Amendments to the following sections to regulate vicinity requirements
75 based on “residential zones” rather than “residential properties”: 36-4.7: Vehicular Repair, Minor and Major,
76 36-4.10: Residential Care Facilities, 36-4.13: Places of Worship, 36-4.17: Gasoline Service Station, 36-
77 4.36: Veterinary Clinic.

78 • 36-5.8 Signs – Updates to Table 36-5.8.6.C.i and temporary sign regulations to treat political
79 speech the same as other forms of non-commercial speech. Changes to billboard language along with
80 updates to projecting and existing legal nonconforming sign restrictions for clarity.

81 • 36-5.9 Access Management – Addition of Section 36-5.9.8: Traffic Control and Road/Access
82 Connector Names to clearly codify naming, addressing and traffic control device requirements.
83 Amendments to Sections 36-5.9.5.A.vii, 36-5.9.7 and 36-5.9.7.b.i to clarify public/private road and access
84 connector design standards, require concrete curb and gutter for all public/private roads and access
85 connectors, and allow for continuation of existing bituminous valley gutter to the nearest intersection at the
86 Planning Commission’s discretion.

87 • 36-5.12 Stub Roads and Cul-de-sacs that abut Property Lines at the Boundaries of Platted and
88 Condominium Subdivisions – Amendments to Sections 36-5.12.2.A.i and 36-5.12.2.B.i to clarify that stub
89 roads must meet applicable Road Commission of Kalamazoo County and Texas Township standards.
90 Both sections now include language that will accommodate the above referenced access management
91 amendments.

92 • 36-6.1 Site Plan Review – Amendments to Sections 36-6.1.1.A and 36-6.1.1.B to eliminate the
93 Design Review Committee requirements for private development projects within the Corners Business
94 District. Amendment to Section 36-6.1.4.B.i.b to clarify that all public/private roads and access connectors
95 must meet applicable Road Commission of Kalamazoo County and Texas Township Standards.
96 Amendments to Sections 36-6.1.6 and 36-6.1.7 to clarify that Site and Sketch Plan Amendments must be
97 reviewed and approved by the Planning Commission or Zoning Administrator in accordance with
98 authorities designated within Table 36-6.1.1.

99 • 36-6.2 Site Condominium Plan Review – Amendments to Sections 36-6.2.4.B.i, 36-6.2.4.B.i.d and
100 36-6.2.4.B.i.e.2.A to clarify public/private road design standards, require concrete curb and gutter for all
101 public/private roads, and allow for continuation of existing bituminous valley gutter to the nearest
102 intersection at the Planning Commission’s discretion.

103 • 36-6.2A CBD Mixed Use Site Condominium Plan Review – Amendment to Section 36-6.2A.5.C.i
104 to clarify public/private road and access connector design standards, require concrete curb and gutter for
105 all public/private roads and access connectors, and allow for continuation of existing bituminous valley
106 gutter to the nearest intersection at the Planning Commission’s discretion.

107 General Ordinance Text Amendments for the following:

108 • 16-84 Township Board Review; Preliminary Plat; Final Approval – Amendment to Section 16-84.a.2
109 to require concrete curb and gutter for all roads.

110 Motion by Loeks seconded by Eavey, motion carried, to open the public hearing on the Corners
111 Business District, Miscellaneous, and Sign Ordinance Amendments.

112 There were no comments.

113 Motion by Loeks, supported by Matson, motion carried, to close the public hearing.

114 *Discussion:*

115 Mr. Loeks pointed out that some of the amendments regarding curbs did not refer to “concrete” and
116 that must be corrected.

117 Mr. Matson asked for clarification on Freestanding Sign Dimensional Requirements as the chart is not
118 clear how many signs are allowed i.e., in the Agricultural and Residential districts. He felt it could be
119 interpreted that the size is limited to 24 SF but there is no limitation on the number. The suggestion was
120 made to add the word “total” to the heading which would help clarify that the total or cumulative square
121 footage of signs cannot exceed the square footage allowed. Mr. Eavey asked about the note in the I-1 and
122 EBT districts and whether that is also a collective total of 40 SF. Commissioners agreed that the intent in
123 those districts was to allow 2 signs of 40 SF each if 400 feet apart.

124 Mr. Lovely explained that under Projecting Signs the wording includes “right-of-way” and suggested
125 that be removed because it implies roads. It was agreed to remove “right-of-way.” Commissioners turned
126 their attention to Section 4 Signs Exempt from Regulation, item D. which allows temporary signs on private
127 property, not exceeding 2 square feet. A consensus was reached to increase the size to 3 square feet.

128 Mr. Davis expressed that his main concern was whether the ordinance is enforceable. Mr. Lovely
129 replied that he felt it could be reasonably enforced.

130 Motion by Davis, seconded by Loeks, motion carried, to approve the ordinance amendments and
131 forward to the Township Board with the 4 changes to the sign ordinance.

- 132 • Change heading on Freestanding Sign Dimensional Requirements by adding “Total”.
- 133 • Clarify Freestanding Sign Table under Zoning District I-1, EBD notes that may have 2 signs 40 SF
- 134 feet each if 400 feet apart.
- 135 • Remove “right-of-way” under projecting signs.
- 136 • Signs Exempt from Regulation Item (D) increase size to 3 SF.
- 137
- 138

139 **OLD BUSINESS**

140 Review Draft Miscellaneous Ordinance Amendments

141 Mr. Lovely reported that the listening session that was held on February 15, 2023, for riparian ordinance
142 updates went very well with approximately 30 individuals in attendance along with nearly 40 Zoom
143 attendees. Residents were split about accessory buildings being allowed on non-riparian lots expressing
144 concern about maintenance. He also provided information regarding sport courts and the need to provide
145 a definition. There have been approximately four land division applications that did not meet the lot frontage
146 requirement and would require a variance. Instead of sending these applicants to the Zoning Board of
147 Appeals, he proposed amending the ordinance to allow for a small percentage reduction in lot frontage
148 that could be approved administratively if the intent of the ordinance is met. Also allowing a minimum of
149 86-foot lot frontage on a parcel if it complies with all other district standards and contains sufficient land
150 area and surrounding infrastructure to develop the land as a subdivision or site condominium in the future.

151 No action taken.

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156 **COMMISSIONER COMMENTS**

157 Mr. Lovely stated the Zoning Board of Appeals is scheduled to meet to consider a variance request for
158 the strip mall on Texas Drive/South 12th Street, located at 6084 South 12th Street. This request is to
159 accommodate a building addition to the existing Friendship Animal Hospital suite.

160 Commissioner Roberts stated that the Township Board chose Erick Wilson the Plainwell City manager
161 to fill the vacant superintendent position. Mr. Wilson is scheduled to start on March 20, 2023.
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164 **PUBLIC COMMENT**

165 Shari Groendyk appreciated the Planning Commission's consideration with regard to lot frontages and
166 potentially allowing a small percentage of frontage reduction.

167 Dave Groendyk thanked Commissioners for their service.
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170 **ADJOURNMENT**

171 Motion by Matson, seconded by Loeks, motion carried to adjourn the meeting. The meeting was
172 adjourned at approximately 8:15 p.m.
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175 Submitted: March 9, 2023 Approved: March 14, 2023
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177
178 Recording Secretary Kerr