

HEATH TOWNSHIP PLANNING COMMISSION

MINUTES OF MEETING HELD MAY 19, 2016

The Heath Township Planning Commission met on Thursday, May 19, 2016 at 7:00 p.m. in the Heath Township Hall in Hamilton, Michigan.

Members Present:	Don Wickstra, Chairman Hilda Boerman Randy Poll Mike Phillips (arrived at 7:18)
Members Absent:	Michael Stork

Also present was Bob Jones, Zoning Administrator and Gregory Ransford, Township Planner.

The minutes from the April 21, 2016 meeting were approved on the motion of Boerman supported by Poll and passed unanimously.

ITEM 1

To hear a request from Bradley Dykema, 4271 132nd Ave, parcel #03-09-009-021-10 for a Special Use Permit to operate a Family Business in R-1 per Sec. 16.27.

Mr. Dykema stated he had run his family business from his home (Ceramic Interiors) 1994 – 2008 and in 2008 he moved it to a rental unit in the old Pet Life building on M40. He would like to now move his family business back to his residential property at 4271 132nd Avenue. Mr. Dykema stated that there are no employees, 95% of his work is done in the field (homes of his customers), he does not have a showroom and he does not have business hours.

Don questioned what Mr. Dykema does as his business. Mr. Dykema does do some concrete countertops but mainly tile work. Mr. Dykema stated he mainly needs the storage for materials.

Don read the guidelines from Section 16.27 involving a Family Business which the Planning Commission would follow in the decision regarding this matter.

Wayne Blauwkamp, neighbor, questioned whether or not if the existing driveway would be used for the business. A new driveway would be used 35 feet off from the property line to the East. Don questioned what kind of vehicle traffic Mr. Dykema anticipates. Mr. Dykema stated the only vehicle traffic on the new driveway would be himself. Mr. Dykema also stated that he gets approximately three deliveries per year by semi but those he would go out to the road and unload the skid and bring it back to the barn.

Mark Nyboer, neighbor, questioned about the traffic use in the future whether than right now.

Wes Sterenberg, neighbor, is concerned about the neighborhood and keeping it a residential neighborhood.

Kim & Peggy VanOrder, neighbors, are concerned about the value of the surrounding properties. Bob Jones responded it probably would not affect neighboring values.

Phil Hekman which owns 20 acres on 132nd near Mr. Dykema's property feels this would negatively impact his property.

Don feels Mr. Dykema meets the Family Business guidelines. The trailers which Mr. Dykema has currently outside need to be stored inside or behind the building and screened from vision. Nothing can be out in front of the building.

The standards of 16.27 were reviewed and met. A motion was made by Phillips and supported by Boerman and unanimously passed to approve the Family Business with the limitations of only one semi delivery per month and no business expansion unless it is brought back to the Planning Commission for approval.

ITEM 2

To hear a request from Bradley Dykema, 4271 132nd Ave, parcel #03-09-009-021-10 for a Special Use Permit to construct a barn larger than the maximum allowed in front of his home per Sec. 16.09 (h).

Mr. Dykema would like to build a 56' x 100' barn 200' from the road with 16' sidewalls. There would be a 30' setback from the lot line. The 56' section would face the road.

Mark and Sandy Nyboer, neighbors, were concerned about the location of the barn. They would like to see the barn behind Mr. Dykema's house.

Wes Sterenberg, neighbor, is concerned about another driveway.

Phil Hekman, neighbor, questioned the zoning for that area and is concerned about the size of the barn and not benefiting the appearance of the neighborhood.

Kim VanOrder, neighbor, asked if it would be helpful if the building would be better farther from the road.

Randy questioned using the existing drive and Mr. Dykema would rather not do that he would like to have easy access to the new barn. Randy explained to the neighbors that the traffic would be the same whether if it is one driveway or two driveways. Mark Nyboer questioned the approval of the driveway. The Planning Commission does not approve the driveway that needs to come from the Allegan County Road Commission.

Don questioned the cathedral ceiling room in the front of the barn and Mr. Dykema explained that would be used for a man cave.

Don suggested that by moving the barn a little farther back that the Nyboers would not see it and it would be a good compromise for the neighbors. Randy and Hilda questioned the trees and leaving the trees between the barn and driveway along the lot line. Brad explained they would be left and he would possibly plant more including pine trees.

The standards of 16.09 (h) were reviewed and met. A motion was made by Phillips and supported by Boerman and passed unanimously to have the barn 250' off from the road, leaving screening on both sides of the drive to the East and West and that the driveway is subject to approval of the Allegan County Road Commission.

ITEM 3

To hear a request from Jon Vander Zwaag, 3368 41st St., parcel #03-09-010-002-10 to construct a barn in front of his home per Sec. 16.09.

Jon VanderZwaag would like to construct a 36' x 60' barn with 14' sidewalls 150' from the road and 20' from the side yard. To place the barn behind his house would interfere with power lines. There were no neighbors to Mr. VanderZwaag present at the meeting for discussion. Jon explained there would be a porch on the front and the ground is already cleared. He would not be using the barn for business just pleasure and storage. He would use his existing driveway. There are a lot of trees/landscaping between the proposed barn and the neighbors property.

The standards of 16.09 were reviewed and met. A motion by Phillips supported by Poll and unanimously passed.

ITEM 4

Mark Nyboer brought up the issue of existing barbed wire (3 strands) and snow fencing along the property line between him and Mr. Dykema.

Bob explained that when Mr. Dykema put the barbed wire fencing up the township did not have regulations regarding it for residential use. Mr. Dykema is grandfathered in for what he currently has but if he were to put up additional fencing that would not be allowed. He is allowed, however, to replace what is there.

Sandy Nyboer questioned how to know if he put something new up in the future. Bob suggested take pictures of what is there now.

ITEM 5

To consider an amendment to Sec. 16.09 (b) & (c) having to do with regulating the side and rear yard setbacks of an accessory building when located in the rear yard.

Gregory Ransford, Township Planner, suggested the wording in letter "c" be changed from may to shall. The new wording would be as follows:

(b) Detached accessory buildings shall not be located closer than forty (40) feet to the waters edge of a water front lot.

(c) Detached accessory buildings shall not be located closer than five (5) feet to the rear or side lot lines in the R-1A, R-2 or R-3 zoning districts or ten (10) feet in the Ag and R-1 districts.

Don stated this would apply to large buildings also. There were no comments from the public.

Motion by Boerman supported by Phillips and unanimously passed.

Don spoke with Greg about reviewing the Industrial Plan and bringing it up to date. Greg stated that the industrial and commercial wording looked good, however, the Planning

Commission should look at reviewing the Master Plan. It should be done every 5 years. It is thought the land currently planned for I-1 where the old Egg Plant is located would be more appropriately planned for C-1. The other I-1 locations still seemed proper. Greg will get notices prepared by township attorney and sent out to neighboring townships to make this change to the Master Plan.

ITEM 6

The meeting was adjourned at 8:54 p.m. on the motion of Boerman supported by Phillips and passed unanimously. The next meeting will be Thursday, July 21 at 7:00 p.m.

Minutes submitted by secretary Misti Lindholm