

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES
Tuesday, June 19, 2007

A meeting of the Algoma Township Commission was held on Tuesday, June 19, 2007, at 7:00 P.M. The meeting was held at the Algoma Township Hall located at 10531 Algoma Ave., Rockford, MI 49341.

Chairman Witham called the meeting to ORDER at 7:02 P.M. and led in the Pledge of Allegiance to the Flag.

PRESENT: Chairman Witham, Vice-Chairman Newberger, Secretary Poolman, Members Bigney, Ensley, and Lecceadone.

Absent: Member Heminger.

Also Present: Supervisor Hoemke, Site Plan Review Committee Members Bates and Sjogren, Township Attorney Brown, Township Engineer Bruggink, and 9 citizens.

7:04 P.M. - Member Lecceadone arrived.

APPROVAL OF MINUTES:

Minutes of the May 15, 2007, meeting - Vice-Chairman Newberger motioned to APPROVE the minutes of the May 15, 2007, as presented, seconded by Member Bigney. The motion PASSED.

Acceptance of the Site Plan Review Committee Reports - Secretary Poolman motioned to ACCEPT as part of the record the reports from the Site Plan Review Committee for Site Plans #0706 and #0707, seconded by Vice-Chairman Newberger. The motion PASSED.

AGENDA APPROVAL:

Item #9710(R), Sable Developing, under Tickler File, was moved to 7., C. Mr. Powell had family from out of the state visiting and it was decided this item would not take too long to complete.

Secretary Poolman motioned to APPROVE the agenda as amended, seconded by Vice-Chairman Newberger. The motion PASSED.

PUBLIC COMMENTS:

There were no public comments.

CORRESPONDENCE SENT & RECEIVED:

Building Inspector's Report - This was received and reviewed.

Any Other Correspondence - There was a flier regarding the auction of the Bitely property on Pine Island Dr. Review Members Sjogren and Bates reported the Commission might be interested to see the property sold in five lots for a total of 20 acres @ \$360,000.00 plus 10% for the seller's fee.

There was no other correspondence.

**SITE PLAN #9710 (R), SABLE DEVELOPING, SPECIAL USE PERMIT -
REMOVAL OF NATURAL RESOURCES RENEWAL:**

Kelly Powell was present. He thanked the Commission for moving him up the agenda. He stated they moved 71,000 yards last year, short of their goal, but the pit is not active right now.

Chairman Witham asked for comments from Township Engineer, Bob Bruggink.

Engineer Bruggink said he notice a portion of the removal has reached into the water table and brings up a safety issue along with some steep slopes of sand. He asked what precautions he planned to take in these areas.

Mr. Powell stated the back side of the operation was finished and he could start closing that portion up. He said they would start the reclamation plan and push top soil back in within a month or two.

Engineer Bruggink stated that was all he had concerns with and said they run a good operation.

One letter and a phone call were received in the office over the past year and addressed by Chairman Witham. He stated a phone call had been received September 29, 2006, regarding machinery running late at night. There was also a letter dated November 16, 2006, from Douglas Loper of 2925 - 14 Mile Rd. This was regarding material being brought into the site and the hours of operation. He said Supervisor Hoemke had sent Mr. Loper a response letter concerning this stating it was a special job request from M.D.O.T. and a short time event which the Supervisor had approved.

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES

June 19, 2007

Page 3

Mr. Powell stated there was a misunderstanding with Rusche Trucking, who was bringing the material into his pit, they were unaware of the restrictions but he talked to them and stopped it immediately. He said the late nights were M.D.O.T. because they had to wait until the traffic count was down but that was short term.

Review Committee Member Sjogren stated there have been no complaints received in the office so far this year.

Mr. Powell stated there is some equipment on the site currently but the pit is not active. He said they are about 3/4 of the way completed and need another year permit. They are running behind schedule with the economy the way it is.

Vice-Chairman Newberger motioned to APPROVE Site Plan #9710(R), Special Use - Removal of Natural Resources Renewal for another 1-year period, seconded by Member Bigney.

Discussion: Chairman Witham commended Mr. Powell saying when he goes up and down the street on 14 Mile Rd. it is very clean; not dusty or dirty.

The motion PASSED unanimously.

PUBLIC HEARING:

ZONING ORDINANCE AMENDMENT FOR VEHICLE IMPOUND LOTS -

Attorney Brown stated the purpose for this language was to provide for a Special Land Use for vehicle impound lots in Industrial and C-2 District properties to enable the owner to have a lot or area for vehicles that are being accumulated for impound. He reviewed the language with the Commission.

After much discussion, the following changes were made to the amendment:

2.10 Definitions, (d), the words "crushing and shredding" were added to the language.

22.66 Impound Lots, (a), was changed to read "The minimum impound lot storage area shall not exceed a half an acre."

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES

June 19, 2007

Page 4

22.66 (c), the words "crushing and shredding" were added to this paragraph also. The number "90" days was added for the temporary parking of vehicles not to exceed.

22.66 (f), the maximum number of impounded vehicles stored "shall not exceed 30 and shall not be stacked."

22.66 (g), it was decided solid fences would be approved on a site by site basis by the Planning Commission during site review.

Letters "(i)" and "(h)" were switched to the correct order of "(h)" before "(i)".

22.66 (i), setbacks were to be determined by the zoning district or if the Commission felt more was needed, in case of neighboring a residence, they could require more setback distance.

It was the consensus of the Commission that impounding vehicles was one thing and salvaging was another.

Member Bigney stated the language should say this was for the temporary storing of vehicles only and nothing else could be done, it didn't need to say anything else.

Attorney Brown said sometimes it is easier for enforcement action to point out to the District Judge what is prohibited if problems arise.

Chairman Witham declared the Public Hearing OPEN for public comments and explained the process.

It is noted for the record that the Public Hearing was published according to law.

With no comments received from the public concerning this item, Chairman Witham CLOSED the Public Hearing portion of the meeting to public comments.

Chairman Witham stated that he too liked adding the word "only" to the definition so 2.10 (d) read, "An area used for the temporary storage of impounded vehicles only." The rest of the paragraph would remain.

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES

June 19, 2007

Page 5

Member Lecceadone motioned to recommend to the Township Board APPROVAL of AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWNSHIP OF ALGOMA, Impound Lots as a Special Land Use, with the above changes to the language, seconded by Vice-Chairman Newberger. The motion PASSED unanimously.

TABLED BUSINESS:

SITE PLAN #0608 (O.S.-P.U.D. RESIDENTIAL)

METROSPEC, LLC

8927 Wolven Ave.

Rockford, MI 49341

Parcel #41-06-35-100-024

Mailing Address:

4165 Prarie Ave., SW

Grandville, MI 49418

This item remained tabled.

NEW BUSINESS:

SITE PLAN #0706 (COMMERCIAL)

GEORGE ROLLENHAGEN

11745 Cedar Rock Dr.

Rockford, MI 49341

Parcel #41-06-12-452-002

Mailing Address:

11395 Tefft Ave.

Rockford, MI 49341

Mr. Rollenhagen was present. He stated this building would an office, showroom, and warehouse for his business, Rollenhagen Construction. He said he has been in business for 40 years. They build homes, additions, bank equipment such as vaults and A.T.M. machines. He said nothing is sitting outside. He introduced his partner/son-in-law Chris Batchelder.

Chairman Witham asked if he had received a copy of the Site Plan Review Committee's report dated May 23, 2007, and he stated he did receive the report but didn't bring it with him. A copy was provided to him.

Mr. Rollenhagen presented Elevation drawings for review by the Planning Commission as requested in the Site Plan Review Committee's report.

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES

June 19, 2007

Page 6

Engineer Bruggink stated he was excited to see a business go in this business park to get things started here. He presented a report dated June 18, 2007, and stated the leaching basin should be 8' deep instead of 5'. He said all drainage from the site goes to existing storm water facility in the business park and was acceptable. He cautioned the applicant on the grading of the site and said if they did this, they would be in good shape.

Vice-Chairman Newberger confirmed the notes stated all storage of materials would be inside.

Mr. Rollenhagen said yes, it would not be good to leave bank vaults and A.T.M. machines outside in the weather. He said the vaults are actually shipped in from Cincinnati.

The applicant was asked about landscaping.

Mr. Rollenhagen stated he wanted to keep the existing pine trees because the office manager wants a picnic table under there. He said he would make this site look nice because it represents his business.

Chairman Witham stated that using native plants was a good thing.

Vice-Chairman Newberger motioned to APPROVE Site Plan #0706, Revised per the Health Department, dated June 5, 2007, conditioned on the notes of the township engineer relating to the depth of the leaching basin and other comments from his report, seconded by Member Bigney. The motion PASSED unanimously.

SITE PLAN #0707 (ADDITION TO I-2 INDUSTRIAL)

BERGIN ENTERPRISES / TARGET CONSTRUCTION

3836 Russell St.

Cedar Springs, MI 49319

Parcel #41-06-11-400-007

Mailing Address:

P.O. Box 639

Rockford, MI 49341

Mike Bergin was present. He stated he was involved in both Bergin Enterprises and Target Construction. He presented Elevation drawings for the Commission to review. He said he wanted to add an office building to their existing complex. He explained the business was sold in 1998 to a national corporation and they had come to the Planning Commission for an additional storage building but that was never built. Then he and his partner bought the

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES

June 19, 2007

Page 7

business back and wanted to move the office from Rockford to this complex so all would be located on the same site.

The Commission asked what type of work the company does.

Mr. Bergin said they fabricate duct work for heating and ventilation for large commercial businesses. He said prices aren't good but they have had a good backlog of jobs. He said with the economy, people have been moving from residential construction up to light commercial and that has caused them competition but they are doing well.

Chairman Witham asked if he received a copy of the Site Plan Review Committee's report dated May 23, 2007.

Mr. Bergin said he did receive the report. He said there were some evergreens along US131 but they are random and natural. He said they try to minimize what is seen from the highway and the building's back faces the highway. He didn't mind putting additional evergreens but didn't want to have to plant fully grown evergreens.

Secretary Poolman stated most have put in 6' or taller for screening.

Member Ensley stated he has found the 4' trees do as well as the 6' trees over time and would be a cheaper investment but they must water them. He suggested Red Pine that would grow tall and skinny.

Chairman Witham said he would be inclined to have coverage more for the storage and not the building. He asked for more Michigan species, mixed species up, 6' in height and planted far enough apart. He said the building is a good looking building and asked what was stored outside.

Mr. Bergin said the duct work was stored outside on storage racks.

Township Engineer asked if he ever saw any standing water in the existing retention pond. He had concerns with the elevation of the lower level of the new building being lower than the top of the pond.

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES

June 19, 2007

Page 8

Mr. Bergin said the storm water would go to the north instead of east and he changed the exit to come out on the other side of the building.

Engineer Bruggink said, at minimum, he needed his floor a foot higher than the pond in case the storm water goes "haywire" and tries to back up to your building.

Vice-Chairman Newberger motioned to APPROVE Site Plan #0707, dated May 16, 2007, conditioned on the Site Plan Review Committee's report, evergreen trees screening the view of the outside storage from US131, and Engineer Bruggink's storm water comments pertaining to the lower level elevation in relation to the door and the storm water berm, seconded by Member Bigney. The motion PASSED unanimously.

ON-GOING BUSINESS:

Tickler File -

1-Year Tickler: Is attached and made a part of these minutes.

Master Plan 5-Year Update: The committee has had two meetings and they are making progress.

Ordinance Amendments -

There were no ordinance amendments.

Representative Reports -

Township Board: Member Bigney had nothing to report.

Board of Appeals: Secretary Poolman reported there was no June meeting.

Any Other On-Going Business -

There was no Other On-Going Business.

NEXT MONTH'S MEETING: Tuesday, July 17, 2007 - 7:00 P.M.

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES
June 19, 2007
Page 9

ADJOURNMENT:

Member Bigney motioned to ADJOURN the meeting at 8:36 P.M. The meeting was ADJOURNED.

Jack Poolman, Secretary

Julie M. Sjogren, Recording Secretary