

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES
Tuesday, January 22, 2008

A meeting of the Algoma Township Planning Commission was held on Tuesday, January 22, 2008, at 7:00 P.M. The meeting was held at the Algoma Township Hall located at 10531 Algoma Ave., Rockford, MI 49341.

*Note that the meeting was held on the 4th Tuesday of the month due to Election Day held on the regular 3rd Tuesday meeting date.

Chairman Witham called the meeting to ORDER at 7:01 P.M. and led in the Pledge of Allegiance to the Flag.

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

Also Present: Supervisor Hoemke, Site Plan Review Committee Members Bates and Sjogren, Township Attorney Brown, Township Engineer Bruggink, and 4 citizens.

APPROVAL OF MINUTES:

Minutes of the December 18, 2007, meeting -

On Page 6, the 3rd paragraph, 6th line, Vice-Chairman Newberger asked that the word "funny" be changed to "interesting that...". Also on Page 6, 3rd paragraph, 9th line, he asked that "He said the County considers..." be reworded to state "The County considers this intersection yearly to evaluate if a traffic light is needed. Mr. Haagsma said if a traffic light is needed..." "He said the County is going to review and address this issue".

On Page 8, 1st paragraph, "Attorney Brown stated..." Vice-Chairman asked to insert the word "that" after stated.

On Page 10, 7th paragraph, Member Bigney asked to insert the word "have" in front of the word "kids".

Member Heminger motioned to APPROVE the minutes of the December 18, 2007, meeting as amended, seconded by Member Ensley. The motion PASSED.

Acceptance of Site Plan Review Committee's report -

Vice-Chairman Newberger motioned to ACCEPT into the minutes the report of the Site Plan Review Committee for Site Plan #0801. The motion PASSED.

AGENDA APPROVAL:

Member Bigney motioned to APPROVE the agenda as presented, 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 no other correspondence.

PUBLIC HEARINGS:

**SITE PLAN #0801 (SPECIAL LAND USE - IMPOUND LOT)
DENNIS GOODSPEED / THE GARAGE
12657 Northland Dr.
Cedar Springs, MI 49319
Parcel #41-06-01-427-004**

Mr. Goodspeed was present. He stated he had two vehicles already on the back Impound piece. He said he doesn't sell any cars there.

Chairman Witham stated the meeting had been legally noticed for Public Hearing. He asked Mr. Goodspeed if he had cleaned the place up in the last couple of weeks. He said he went by his place three weeks ago and the front was in disarray but when he went back to take pictures, it is now cleaned up.

Mr. Goodspeed said he had people come and pick up their vehicles or he told them he'd impound them. He said no one has any money and they drive their vehicles until they completely run the wheels off them.

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES

January 22, 2008

Page 3

Chairman Witham said some were there quite awhile and had flat tires. He said he would prefer Mr. Goodspeed keep the place looking like it does now because this is one of the first businesses in the township coming in from Cedar Springs.

Mr. Goodspeed said the lady with the flat tires passed away and he had fixed her vehicle but he put it out back and the family is going to pick it up.

Chairman Witham asked if he received a copy of the Site Plan Review Committee's report dated January 4, 2008.

Mr. Goodspeed didn't bring his report along so one was provided to him.

Chairman Witham declared the Public Hearing OPEN for public comments.

A letter dated December 21, 2007, to Courtland Township, from Larry L. Walt of 4485 Plainfield Ave., Grand Rapids, stated he was in favor of the Impound Lot request. He further asked that Courtland Township rezoning his property to commercial.

With no further comments given, Chairman Witham CLOSED the Public Hearing portion of the meeting to public comments.

Chairman Witham addressed the first paragraph of the Site Plan Review Committee's report asking to review the sales of vehicles. He said Mr. Goodspeed currently has a vehicle on the premises for sale.

Mr. Goodspeed stated he had someone's vehicle he worked on and didn't get paid for so he is trying to get his money out of it and that is why it is out there. He said he didn't intent to sell cars there and has no desire to do that. He said he does have a dealer's license and dealer plates so you can test drive something if needed.

Member Heminger stated he thought there was a difference between trying to sell to get your money out of a vehicle and just selling anyone's vehicle and this wouldn't happen very often.

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES

January 22, 2008

Page 4

Vice-Chairman Newberger stated that would need to be put as a condition of site plan approval.

Member Lecceadone stated that if he has a dealer's license maybe he wants a display lot for 2 or 3 vehicles.

Chairman Witham said if they allow a display lot then they have to look at relocating parking spaces. He has limited place to turn around or park here.

Secretary Poolman said maybe he could make a deal with a used car lot.

Mr. Goodspeed said it's messed up the world with that cross-access road.

Chairman Witham stated no one wants him to not be able to get his money out of a job.

Vice-Chairman Newberger said the concern is when they look at a site plan and review the changes presented, it is pretty tight in this front area with vehicles and parking. He asked about selling other items.

Mr. Goodspeed said he has had tractors for sale out there because they are something easy for him to work on. He understands about the area being pretty tight because he said most are brought in on flat beds and it can get difficult to turn around.

Attorney Brown suggested that if they chose to allow sales of a vehicle, it should be given a specific location on the site and only for a vehicle that the owner has worked on and needs to recover his cost.

Member Bigney said he feels that is just part of the operation.

Attorney Brown said it is permitted in this zone but it hasn't been approved for this site plan.

It was agreed between Planning Commission members that language would be added to the Special Land Use Permit to allow two designated parking spaces to be used on occasion for the sale of vehicles, limited to only what he has worked on to recover costs.

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES

January 22, 2008

Page 5

It was also stated that no longer would anything be allowed to be placed on the grass area for sale. It was also decided that he would be allowed to use one of those parking spots for the sale of a tractor that he has worked on.

Chairman Witham asked about security lighting mention under number one of the second part of the report.

Mr. Goodspeed stated he had an overhang on the front of the building with a motion detector light but that was all he was proposing and needed.

Under number 3 of the report it was discussed that Mr. Goodspeed would need to provide a bond should he not install the cross-access drive to the property lines at this time. He did not understand why this was needed but was told that was the only assurance the township has with businesses that someday it would be completed, either by the owner or the township pulls the bond. Engineer Bruggink set the bond amount at \$10,000.00.

Member Lecceadone stated that bonds are required with everyone and they are not just singling him out.

There was much discussion regarding number four of the report referring to parking spaces and drives. It was decided that the Planning Commission would consider the drive to the parking spaces on the south side of the building, behind the gate, as a one-way drive and not need the width of 24' because Mr. Goodspeed did not want to remove the gate. It was noted that Mr. Goodspeed would need to leave the gate open during the day to allow access to that parking.

Under number 5 of the report, Engineer Bruggink stated he examined the parking lot out front and it looks in decent shape.

Chairman Witham stated he also had been there and agreed it looked good.

In regards to number 6, Chairman Witham stated that any landscaping out front next to the road would not survive and in his opinion, he did not see a need to require it. He said the

ALGOMA TOWNSHIP PLANNING COMMISSION MINUTES

January 22, 2008

Page 6

road salt from the County trucks in the winter would destroy anything he tried to plant there.

Under number 7, Mr. Goodspeed said the existing sign will not change.

Engineer Bruggink stated that this is an existing business and he didn't see any issues with neighboring parcels. He suggested the township reserve the right to require a retention pond in the future, at the township's discretion, should a problem arise someday, approximately 200' from the west property line.

Attorney Brown will add that language to the Resolution.

Engineer Bruggink stated he disagreed with Chairman Witham regarding the landscaping out front and thought it would be a nice touch.

Chairman Witham said, without a nice berm they would all die.

The Commission reviewed the Resolution language and changed items that needed to be rewritten or removed. Attorney Brown made all the necessary notes to do this for submitting a final copy.

Member Bigney motioned to APPROVE Site Plan #0801, Special Land Use - Impound Lot, based on the above discussion, seconded by Vice-Chairman Newberger. The motion PASSED unanimously.

TABLED BUSINESS:

There was no tabled business.

NEW BUSINESS:

There was no new business.

ON-GOING BUSINESS:

Tickler File - There was no Tickler file business.

Ordinance Amendments - There were no ordinance amendments.

Representatives Reports -

Township Board: Member Bigney reported the Board approved the Master Plan update, they discussed K.I.S.D.'s request to lower the Summer Tax Collection Fees, and they approved the allocations of C.D.B.G. funds of \$16,400.00.

Board of Appeals: Secretary Poolman stated there were no appeals filed for the month of January.

Any Other On-Going Business - There was no other on-going business.

NEXT MONTH'S MEETING: Tuesday, February 19, 2008 - 7:00 P.M.

Chairman Witham reported he would be gone from the area and Vice-Chairman Newberger would need to chair the meeting.

ADJOURNMENT:

Member Bigney motioned to ADJOURN the meeting at 8:08 P.M. The meeting was ADJOURNED.

Jack Poolman, Secretary

Julie M. Sjogren, Recording Secretary