

**HEATH TOWNSHIP PLANNING COMMISSION**  
**August 2023**

The Heath Township Planning Commission met on Thursday, August 10, 2023 at 7:00 p.m. at the Township Hall.

Members Present:     Don Wickstra  
                             Michael Stork  
                             Randy Poll  
                             Michael Phillips  
                             Hilda Boerman

Also present was Greg Ransford, Planner

The meeting was called to order by Wickstra. A motion from Phillips supported by Stork to approve the minutes from the June 8, 2023 meeting. Vote taken and unanimously approved.

**ITEM 1**

Wickstra opened up the public hearing on the SUP and site plan review from Kyle Bigford at 2996 Lincoln Road (03-09-021-004-30) to operate an auto sales lot within the I-1 Industrial District (section 12.02(d) of Heath Township Zoning Ordinance). Bigford explained sales are through consignment and mostly online. If and when vehicles need to be repaired, they might have to be stored outside till they can be fixed, then they come in to be cleaned and put up for sale and usually remain inside until sold. Bigford also stated they were not changing size of the current sign. Bigford also stated they planned to add pavement to the west side of the building. One neighbor stated they thought this was a great way to use the building and they were fine with this. Wickstra closed the floor. Wickstra stated that he would like to see the employee parking paved, as well as the car storage areas. Motion from Poll with support from Phillips to approve the SUP and site plan for Bigford with the conditions of enclosing the dumpster and paving the employee parking and display area on west side of building with asphalt. Vote taken, all in favor, motion carried.

**ITEM 2**

Wickstra opened up the public hearing on the site plan review request from the Allegan Conservation District, 1668 Lincoln Road (03-09-035-001-01 or 02 formally -00). Approximately 3 acres currently zoned C-1 General Business District. Allegan Conservation purchased property from Dykhuis to put up a new building. Mike Ludlam explained that they are requesting time to postpone doing a final paving to the parking area to allow for ground settling and to research a new porous paving material. Mike stated they would like to use material that is environmental clean and this would take time and finances to get done. Mike said they have been working with PCI with their site plan. There was also some discussion on the size of a temporary sign, and they were told it was limited to 16 Sq.Ft.. One neighbor asked where this new building would be and inquired about the land it would be on and if that land had been in a government program. Wickstra closed the floor. There was follow up concerns from Wickstra if the paving was postponed. There was concern from Stork about what product would be used until the final paving would be done. There was discussion on what was needed on the final site

plan. Greg stated that a site plan for Heath Township is good for 3 years. Motion from Phillips with support from Boerman to approve site plan review with conditions that current parking needs to be with Slag and not 21AA, lighting and signage must be approved by PCI and meet codes and a dumpster must be enclosed once on site while giving them one year from permit date to get final parking area paving done and if that date occurs at a time of year when weather interferes with finish, then an estimate of work with letter of credit must be presented. Vote taken, all in favor, motion carried. All future expansion of project as presented on the current site plan will require approval from the Board.

### **ITEM 3**

Open space development from Phase II PUD Riverwalk Meadows was presented and they have met the ordinance requirements.

### **ITEM 4**

Request from Bruce Miedema for site plan review. Wickstra opened up the public hearing, however Miedema was not there. Plan submitted shows parking areas that do not meet the paving requirement of our ordinance. Motion from Phillips with support from Stork to table this request until the next meeting to hear details from Miedema. Vote taken, all in favor, motion carried.

### **ITEM 5**

Tri-Ponds Campground would be future business. The board had discussion on solar ordinance. Stork presented his findings on solar area possibilities in Heath Township, based on soil types and proximity to the power grid. The committee will review other solar ordinances to discuss at next meeting.

Next meeting date is September 14, 2023 at 7:00 pm, unless no business is brought to the planning board, then the meeting will be October 12, 2023 at 7:00 pm.

Motion by Stork with support from Phillips and unanimously approved to adjourn the meeting at 8:11 pm.

Minutes submitted by Clerk Missy Harvey