

HEATH TOWNSHIP PLANNING COMMISSION
December 20, 2018

The Heath Township Planning Commission met on Thursday, December 20 at 7:00 p.m. in the Heath Township Hall.

Members Present: Don Wickstra, Chairman
 Hilda Boerman
 Michael Stork
 Randy Poll

Members Absent: Mike Phillips

Planner Gregory Ransford was also present.

The minutes from the November 15 meeting were approved on the motion of Stork supported by Poll and unanimously approved.

ITEM 1

Application from Shane Burch, Bob Walters Builders, to operate a family business at 4437 135th Avenue. This parcel is zoned R-1A, Rural Residential District, and is 2.09 acres in size. The applicant has requested a special use permit for a construction company. He would like to operate his construction company out of the accessory building on the eastern most end of his property. The business operates with five (5) employees who park on the eastern most end of his property until the end of the work day. Trailers are parked along the far east side of the property and material is stored on the east side of the barn. A dumpster is located on the east part of the property near the accessory building.

Public comment opened. Mary Nienhuis noted he has operated his business for 6 years without a permit. She and her husband, Jerry, have sent a letter to the board. Pictures were presented showing eight (8) cars on the property. They do not feel this is a place for a business.

Mike Nyhof commented he has built houses around their property. He does not reside in the area. From his standpoint, the new homes built haven't been negatively affected by businesses in close proximity. Public comment portion was closed.

In response to the Nienhuis letter, Mr. Burch stated he would park the Skytrack in the garage and will gladly have the large dumpster removed. The nuisance or annoyance to adjoining residents by reason of noise is a challenge. There also seems to be more than five cars parked on the property.

The standards of Section 16.27 were reviewed and discussed. Family business states no outdoor storage. Materials should be stored inside or screened. The single family, plus one, is beyond. Parking should be on the side, or in the back, but not in the front. It appears the minimum distance of 25 feet between any adjoining property is not being met. Mr. Burch stated he would store everything inside. Regarding the noise, Mr. Burch would have the employees meet at the job site and not at his property. No work vehicles could be parked in the front of the property.

Motion by Boerman supported by Stork to deny their request based on a number of concerns. Vote by Wickstra and Poll to approve. Vote by Boerman and Stork to deny. This makes it a denial by default. Discussion to table the request for a month until Mr. Phillips could be present and give Mr. Burch a month to clean up the property, and determine if he is willing and able to meet all of the standards of the ordinance. Motion by Poll supported by Boerman and unanimously supported to table this until the January meeting.

ITEM 2

Hilda has received a question on how the property in Greenfield is zoned. After looking at the Allegan GSI map, two parcels are zoned R2 and two parcels are zoned Commercial. In February or March Leon Koops and Schutter Brother Builders will be coming for a rezoning.

Discussion on rear yard setbacks. PCI would like clarification on this. Greg will rework the wording and prepare a notice for publication. Standard 16-10, (b) (2) also needs clarification. The board also discussed trucks jake braking on M40 before the Hamilton Farm Bureau road. Greg will look into this.

Randy has noticed the dirt road from 135th through the Riverwalk condos is being used by non-construction vehicles and may need to be blocked off or built to road specifications.

ITEM 3

The meeting was adjourned at 8:40 on the motion of Poll supported by Boerman and unanimously approved. The next meeting will be January 17, 2019.

Minutes submitted by secretary Sheila Meiste.