

**LILLEY TOWNSHIP PLANNING COMMISSION MINUTES
PUBLIC HEARING – SEPTEMBER 16, 2021
UNAPPROVED**

The September 16, 2021 Public Hearing of the Lilley Township Planning Commission, held at the Multi-Purpose building, was called to order by Chairman Cindy Israels at 7:30 PM.

The Pledge of Allegiance was recited and Invocation was by Vice-Chairman Robert Doornbos.

The roll was called with the following members present: Robert Doornbos, Chris Moore, Cindy Israels, and Judith Hoving. Anna Bonnett was absent and unable to attend.

Motion to approve the September 16, 2021 agenda was made by Robert Doornbos and seconded by Chris Moore. All in favor Aye, Apposed None. Motion Carried.

There were no Public Comments

There was no approval of the previous Public Hearing minutes held on August 19, 2021 as they were not printed at this time. They will be presented for approval at the regular October 21, 2021 scheduled meeting.

Items before the Commission to be considered not requiring a public hearing are as follows:

Special Event Application

Bitely Boys - Fall Putt Putt

Tammy Owen – Trunk or Treat

The Bitely Boys presented their application for their fall Putt Putt Parade to be held on private property owned by Camp Bob LLC, and on County roads and trails with owner permission if necessary. The event is benefitting Newaygo County Mental Health. Liability insurance is on file with the Township held by the Bitely Boys Riders Club. ORV Stickers needed for County Roads. The application is in order with proper signatures and permissions.

Motion to approve the Bitely Boys application was made by Chris Moore and seconded by Bob Doornbos. Roll call: Robert Doornbos Yes, Anna Bonnett Absent, Chris Moore Yes, Cindy Israels, Yes and Judith Hoving Yes – Motion Carried

The next application was made by Tammy Owen for a Trunk or Treat Event to be held Saturday October 30th, 2021 between 6 and 8 PM. It will be held in the parking lot at the Lilley Township Multi-Purpose Building. The event will include a pumpkin contest and a costume contest with prizes and treats. Donations are appreciated in candy or prizes. Volunteers to assist at the event would be appreciated. The application is in order with proper signatures and permissions. The Fire Dept. will hold their haunted house the same night across the street from the Township parking lot. Safe access to that event will be provided.

Motion to approve the Trunk or Treat Application by Chris Moore and Seconded by Judith Hoving
Roll Call: Robert Doornbos Yes, Anna Bonnett Absent, Chris Moore Yes, Cindy Israels Yes, Judith Hoving Yes
Motion Carried

*******PUBLIC HEARING*******

Andrew and Melissa VerHage, owners of Kapooi's Korner property are applying to change the business model from retail to storage units and to use the old retail building as office space for the storage business. There will be one business on the property. The site plan was in order and zoning requirements were met per the zoning officer. Previous permits apply and zoning classification is the same (GC or General Commercial). Consultation with the Zoning Officer will be ongoing as work on site progresses.

Marilyn Venema, a neighbor expressed a concern over setbacks. After seeing the Aerial drawing and consulting with Andrew VerHage her concerns were eased. She also questioned lighting on the property including the front digital sign and the brightness. Andrew assured her that all overhead lighting will be directed at the ground and if it appeared that additional fencing mesh or additional measures were needed, they would be addressed. The digital sign in front of the building will be dimmed appropriately in the nighttime hours. The area will be fenced appropriately.

In regards to the complaint originally posted on Facebook from Rick Fulton regarding this property, and the deceased owner John Waite's business, which was handed to Trustee Gerald Anderson at the August 9, 2021 Lilley Township Board Meeting, the zoning officer said that the complaints were vague, and without the person making the complaint at the meeting to explain their thought process and what they think the issue is, nothing can be addressed at this hearing. Complainants have a duty to take the complaint to the proper authority and to follow through with proper procedure with the proper official if they truly want their complaint addressed. The Zoning officer said he would be happy to address this directly to the complainant at a public meeting since much of this does not apply to this current business application.

Seeing as there is was no further discussion for or against this application, the following motion was made by Chris Moore and seconded by Robert Doornbos to recommend approval and send this application to the Lilley Township Board for final approval.

Roll Call: Robert Doornbos Yes, Anna Bonnett Absent, Chris Moore Yes, Cindy Israels Yes and Judith Hoving Yes. Motion Carried

*******DEB VARGAS REZONING*******

Deb Vargas is applying to rezone two 25 acre parcels (approximate) from RR (Rural Residential) to MDR (Medium Density Residential) on 13 Mile and Cleveland.

Deb projected images of the property from GIS of Newaygo County which showed a current zoning map and property parcel plat. While reviewing the images the following issues were discussed. The reason given for this request is that she wants to sell approximately 17 acres and possibly keep enough for her children to build a home. During discussion we determined that MDR results in lots that are too small to maintain the planning guide for the Master Plan LDR (Low Density Residential) would be as small as we can go. The Master Plan strives to maintain the rural character of the Township. After much discussion regarding the different zoning classifications it was decided that LDR would be the best fit for this property. MS Vargas agreed to send a site plan with anticipated splits for us to review. This application is tabled until the next Planning Commission Meeting which will be held on October 21, 2021 when the final site plan can be reviewed and it is determined what procedures need to be followed before a final zoning change can take place.

Motion to table the Vargas application pending further information was made by Chris Moore and seconded by Bob Doornbos.

Roll Call: Robert Doornbos Yes, Anna Bonnett Absent, Chris Moore Yes, Cindy Israels Yes, Judith Hoving Yes
Motion Carried

Motion to adjourn was made by Chris Moore and seconded by Robert Doornbos
All in favor – Aye - Motion Carried

Meeting adjourned at 9:05 PM

Judith C. Hoving

Respectfully Submitted by Judith C. Hoving – Recording Secretary