

1 BOWNE TOWNSHIP PLANNING COMMISSION

2 ADOPTED MINUTES

3 REGULAR MONTHLY MEETING

4 TUESDAY, SEPTEMBER 4, 2024 7:00 pm

5
6 The Bowne Township Planning Commission's regular monthly meeting was held at the Historic Bowne
7 Township Hall, 8240 Alden Nash Avenue SE, Alto, Michigan, Kent County.

8 **1. CALL TO ORDER:**

9 The meeting was called to order by Member Oosting at 7:00 pm.

10 **2. ROLL CALL:**

11 MEMBERS PRESENT: JAMES OOSTING – CHAIR
12 LARRY WINGEIER – VICE-CHAIR
13 SARAH LARSON – SECRETARY
14 JAY BARNHART
15 DAVID FUSS – TOWNSHIP BOARD REPRESENTATIVE
16 FRED OESCH
17 ROGER GRAHAM

18
19 NOT PRESENT: DAVE HOEKSTRA
20 SHAWN WENGER

21
22 OTHERS PRESENT: BRADLEY KOTRBA – TOWNSHIP PLANNER, WILLIAMS & WORKS
23 4 MEMBERS OF THE PUBLIC

24 **3. AGENDA: MOTION**

25 Chairman Oosting inquired from the Commission if any changes to tonight's agenda were required.
26 After hearing none, Commissioner Larson motioned to accept the agenda submitted for the
27 September 4, 2024, regular Planning Commission meeting, seconded by Commissioner Graham.
28 Motion carried.
29

4. MINUTES: MOTION

Chairman Oosting asked if there were any changes, additions, or corrections to the July 9, 2024, regular Planning Commission Draft Meeting Minutes. Commissioner Larson motioned to accept the July 9, 2024 meeting minutes, and Commissioner Fuss supported it. Motion carried.

5. ACKNOWLEDGEMENT OF THE PUBLIC

Chairman Oosting acknowledged and welcomed the members of the public.

6. PUBLIC COMMENT AND CORRESPONDENCE CONCERNING ITEMS NOT ON THE AGENDA

Chairman Oosting asked the public members if they would like to comment on any item not on tonight's agenda. One public member asked if the Planning Commission knew when high-speed internet would be installed out to 100th Street. The Planning Commission commented they are unaware of any plans or projects and suggested that members of the public inquire at the Township Offices if they are aware of any such projects. Another public member asked if the Planning Commission knew of anything or would be handling any future business regarding a previous Zoning Board of Appeals meeting in early August. The Planning Commission commented that they are a separate board, that the Zoning Board of Appeals cases typically do not come before the Planning Commission, and that they are unaware of any case updates or matters. The Planning Commission suggested that the public inquire about other Board or Committee meetings, minutes, or agendas; the information will be available at the Township Offices. There were no other comments.

7. COMMISSIONER COMMENTS

No comments.

8. PUBLIC HEARINGS:

a. 6663 Alden Nash Avenue SE Huizinga Rezoning Application (Open Public Hearing)

Chair Oosting discussed that this application has been open since May 2024 and that the Planning Commission had noticed and opened the public hearing. However, the applicant nor a representative was present at the May Regular Planning Commission meeting, and the Planning Commission tabled the application and left the public hearing open until the applicant or his representative could attend and answer questions for the Planning Commissioners. Chair Oosting asked if the applicant or representative was in the audience, and the applicant confirmed that he was in the audience and would answer any questions for the Planning Commissioners. Chair Oosting asked if the applicant had any questions or additions for the Commission, and the applicant replied he did not. Chair Oosting then inquired if there were any other comments from the public regarding the rezoning application at 6663 Alden Nash Avenue SE that would rezone the property from the R-5 Manufactured Housing Community District into the C-2 Commercial District. There were no

64 public comments. Chair Oosting requested a motion to close the public hearing that was
65 opened on May 14, 2024, and has remained open since. Commissioner Larson motioned to
66 close the public hearing, and Commissioner Graham supported that motion. Motion carried.

67 The Planning Commission then deliberated on the merits of the application and the pros and
68 cons of rezoning this property as commercial. Chair Oosting asked for confirmation that the
69 next step would be a recommendation for approval or denial to the Township Board for the
70 final decisions. Planner Kotrba confirmed that this is the procedure and that a motion would
71 be a recommendation to the Board. Chair Oosting asked the Commission if there were any
72 other comments or questions from the Planning Commissioners. No further questions were
73 given. Chair Oosting then asked for a motion for recommendation to the Township Board.
74 Commissioner Larson made a motion to recommend the approval of the rezoning of parcels
75 41-24-04-400-029 and 41-24-04-425-002 from R-5 Manufactured Housing Community
76 Zoning District, to the C-2 Commercial Zoning District as requested by the applicant, Mr.
77 Huizinga on March 13, 2024.

78 **9. OLD BUSINESS:**

79 a. None

80 **10. NEW BUSINESS:**

81 Chair Oosting noted something that was not on the agenda, but he thinks it should be informally
82 discussed now. His opinion is that the Township Master Plan should be updated. He recognizes that
83 there are a few items that should be changed in the Master Plan because of things changing around
84 the township and that he feels that even though it is a lengthy process and they would have to begin
85 the process following statutory regulations formally, he thinks that if the Planning Commission takes
86 the plan on chapter-by-chapter that it can be concluded in several months and then can be formally
87 presented and reviewed. Graham agreed that he believed it had been twelve years since the last
88 Master Plan and that it took over two years to complete it the last time. He agreed that a cover-to-
89 cover rewrite doesn't appear to be necessary but that there are indeed some chapters in the Plan
90 that he agrees should be revisited.

91 **11. Public Comments**

92 Chair Oosting asked the public if there were any further public comments. A member of the public
93 inquired where they could access the current master plan; Planner Kotrba instructed him to contact
94 the Township Office because copies are held there and are public documents. Another public
95 member asked if the Planning Commission would make minimum lot sizes bigger or smaller in the
96 new Master Plan; she was under the impression that a single size was applicable to the entire
97 township. However, the Commission informed her that depending on the zoning district, the
98 minimum lot size requirements vary in area.

99 **12. Adjourn**

100 Commissioner Graham made a motion to adjourn the meeting. Commissioner Oesch supported it.
101 Motion carried. The meeting was adjourned at 7:14 PM.

102

103 Bradley Kotrba

104 Recording Secretary