

# Leighton Township Planning Commission Minutes

Date: June 11, 2008

Members Present: Al Zuidema, Brian Martin, Scott Chestnut, Harry DeHaan, Louis Murray, Dave Wright

Members Absent: Ron Schrottenboer(without Notice),

Others Present: Mark Sisson (Township Planner), Bob Jones (PCI), and  
15 interested persons

**Art. 1 Chairman Zuidema** called a Regular Meeting of the Leighton Township Planning Commission to order at 7:30 pm at the Leighton Township Hall.

**Art. 2 Minutes** –  
Minutes of the May 14, 2008 were approved as presented.

**Art. 3 Public Comments** – None

**Art. 4 Inquiry of Conflict** – None

## **Art. 5 Public Hearing - VanderWerp Special Use Request**

- a. Chairman Zuidema requested Recording Secretary, Shari Harmon to read a letter from Diane VanderWerp, stating that she had decided not to pursue the Special Use Request.
- b. **Cherpes – Special Use Request**

Scott Cherpes is requesting a Special Use Permit to remodel an existing barn. One third would be used to grow organic chickens. The rest would be a family business workshop for converting gasoline cars into electric cars. An owner would bring the car to him, stripped of such things as the engine, gas tank, etc. He would then convert the vehicle into an electric car and return it to the owner. The size of the barn is 47 ft x 33 ft. The barn sets on 3 acres and is zoned R1.

The Public Hearing was opened at 7:53pm. Comments received:

Dar VanderArk stated that putting cars together is a mini manufacturing industrial business. There might be hazard materials involved, such as batteries and liquids. Scott Cherpes should have a site plan and a business plan showing what the barn will look like and how he will conduct the business.

The Public Hearing was closed at 8:00 pm.

Discussion returned to the board. Home occupation is not included in R1 Zoning. Commissioners asked if a mechanics license was required or had he checked into any kind of permits at Federal or State level. Discussion ensued with a question of would one or two cars a month be okay with specific stipulations.

Motion by Wright, seconded by Murray to table the request until Scott Cherpes can bring in a Site Plan, check with the Federal and State governments to see if permits or licenses are required, and bring in a floor plan and business plan.

**Roll Call Vote: Aye:** Chestnut, Martin , Wright, Murray, DeHaan, Zuidema  
**Nay:** None  
**Absent:** Schrotenboer

**All aye/Motion Carried**

**Art. 6 New Business – GMB Architects/Green Lake Estates Elementary School/PD Amendment**

- a. Dar VanderArk , representing Bob-O-Link, introduced Matt Levandoski of GMB Architects. Matt presented a map of the proposed school property. Mark Sisson updated the commissioners on the layout of Green Ridge Estates surrounding the proposed school site

Caledonia Schools is requesting an amendment to the previously approved elementary school site. The school has acquired approximately 1.53 acres of additional land.

Motion by Chestnut, seconded by DeHaan to recommend to the Township Board approval of the request to change the amendment with the following stipulations:

1. That the acres set aside for school use is adjusted to include the additional 1 1/3 acres.
2. The insertion of a revised School Site Exhibit Drawing.
3. A change in the language of paragraph 2b which speaks of only two driveways.

**Roll Call Vote: Aye:** Chestnut, Martin, Wright Murray, DeHaan, Zuidema  
**Nay:** None  
**Absent:** Schrotenboer

**Art. 7. Unfinished Business –**

a. **Zoning Ordinance Review**

Discussion ensued with Mark Sisson, Township Planner and the Commission regarding a draft of Certain Permitted Uses Allowed in the AG Zone & R1-Zones. Sisson also handed out two other Drafts: Wind Energy Systems and Wind Mills/Wind Energy Systems. Tabled for next month.

**Art. 8 Other Business – None**

**Art. 9 Public Comments – None**

**Art.10 Commissioners Comments – None**

Meeting adjourned at 9:26 pm

Respectfully submitted,

Shari Harmon, Recording Secretary  
Leighton Township Planning Commission