

Reynolds Township Planning Commission
December 7, 2023
Meeting Minutes

7:00pm Call to Order

7:00pm Pledge of Allegiance & Invocation

7:01pm Roll Call

Members Present: Robert Bergstrom, Chuck DeLaney, Edward Kentgen, Krystyna Kowalczyk, Jerry Poprawski, Randy Sherburne, Reg Potts.

Members Absent: 0

Also in attendance: Mark Stevens (Zoning Administrator)

Meeting Notes by: Chuck DeLaney-PC Secretary

Review of minutes from meeting on November 2, 2023.

Motion to approve meeting minutes from November 2, 2023, by Jerry Poprawski, 2nd by Randy Sherburne.

Ayes: 7

Nays: 0

7:06pm Public Hearing: Rezoning of 27 acres, Parcel #59-017-022-001-00 from R-1 to R-3 Residential for the purpose of constructing multi-family housing. (M-46 and Amy School Rd, north of the current storage units, south of Edgar Rd, more easily described as the SW corner of 131 and M46)

- John Soloway makes a presentation on the proposed rezoning.
 - Addressing public concerns of increased traffic / traffic patterns.
 - MDOT-roads will absorb the increased traffic as they are designed to.
 - Addressing concerns of increased crime: There is no state or federal funding involved which allows the management to perform background checks on perspective residents.
 - No additional burden on the township for electric infrastructure or the sewer system.
 - Increased economic activity by the increased housing.
 - Is the economic outlook better now then it was 20 years ago?
 - Ability of younger people to stay in the area by providing transitional housing. Keeps our future leaders in the area.
 - Benefit of taxes to the township and community. Complex is a 20-30 million investment. \$675,000 in additional taxes to the township each year.
 - Developers are local residents, not an out of town corporation.
 - Fear of change, protectionism in the area. Voting against change isn't going to stop change.
- Dean Degraaf: gives an explanation of the existing and proposed new complex.
 - Pool, hot tub, tennis court / basketball court, dog park.
 - 8 buildings = 192 units.
 - Path / walk around the complex.
 - 10-12 foot berm around east & south side.
 - On site storm water retention pound will be enlarged to accommodate run off from paved areas.
 - Rendering displayed is 22 acres w/ 3 acres to adjust as needed for density, green space, etc.
 - Complex will be built in phases, 2 buildings and clubhouse first. Remainder based on growth / demand.
 - Construction traffic will be directed to the second entrance to not disturb existing community of residents in 1st phase.
 - Berm to control noise from traffic. Will include trees that will require years to mature.

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- Contractors, subcontractors are expected to be local to the area from Grand Rapids north. Sparta, Cedar Springs, Newaygo, Lakeview, etc.
- Individual units / price range: Market analysis by firm in Chicago.
 - Below comparable units in GR but slightly above nearest rural units that are 20-30 old.
 - No section 8 housing.
 - Bio-digester: Can treat 40k gallons a day. At full capacity expected to be only 20k gallons a day.
 - Treated water can be discharged into any water way.
 - Pressurized system – water will be used to irrigate green space on site.
 - 1,500 gallon underground tank w/ pump and back up power for sprinkler system and fire department.
 - 2 parking spaces per unit and 50 additional spaces for the community.
 - Paved area storm drain discharge to on site retention basin.
- Ed Kentgen: reads emails submitted to the township office in reference to the re-zoning request.

- CaroleSue Chase-Stout

- “Good Morning

I apologize, but I will be unable to attend the public hearing tonight regarding the re-zoning request of parcel #59-017-022-00, 27 acres. I am a property owner across the street off Amy Scholl Rd and own 11 parcels/home. I have owned parcels and homes in the development across the street for over 40 years and have seen the need for rental housing desperately over these years.

I find the proposal for the new housing development to be a wonderful and necessary addition to our area. I feel it will improve the surrounding areas greatly. I have no issues with the re-zoning request being approved and feel the commission should be in favor of this project.

Again, I apologize for not being able to attend the public hearing and am hoping you will read my letter out loud for the public to hear.

Sincerely,

CaroleSue Chase-Stout

President of Clearwater Development Corporation”

- Email submission has no name or address included:

“I am against rezoning the 27 acres for multi-family housing. I’ve lived in the Trails, Lost City for 44 yrs we don’t need more housing. He just wants to get RICH !”
- Jamie Lukas

“Good afternoon,
I hope this letter finds you well. I am writing in regards to the notice that came out in regards to a meeting scheduled for December 7, 2023 for the rezoning on Amy School and M46. I am a resident that resides 1 mile North of this location. It is with disappointment in my township office that I write to ask why there was not a letter in regards to this meeting sent out for the residents in this area that would be effected? I absolutely oppose the request as this would bring much unwanted traffic and unnecessary housing in a quiet area. Our township needs to deny this request. It would make much

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more sense to put up a apartment complex in the village not in a rural area.

Our neighborhood has found this notice that was shared by another member instead of us all receiving a copy. In my opinion, I believe the township may have done this intentionally to keep us from knowing until too late. This is a very disappointing and sneaky way to not let the people who live in this township and pay the taxes in on something that would impact our living. We put trust this office to be transparent and send notices for such an issue. I hope in the future you will reconsider how these matters are handled so not to upset the people who live here.

We and many of the neighbors will be at this meeting with a lot to say.

Sincerely,

Tim and Jamie Lukas”

Submitters physical address intentionally left out of this record by the Secretary for privacy.

- Ed Kentgen’s response to the question raised on who was notified. “Letters are sent out per Michigan law for property owners within 300’ of parcel in question.”

- General discussion.
 - Discussion of rent range, target / expected demographics.
- Motion for public hearing to rezone property, 33 acres, to R3 made by Jerry Poprawski, 2nd by Randy Sherburne.

7: Public Comments:

- Dave Saucier: Will buildings have elevators – No. How many bedrooms – 1-3. No outside founding means no state or federal funding.
- Bill Smith: Makes sense to him.
- Mike Scott: County representative to (Did not catch the name of the organization).
 - Area needs more housing and to help retain residents. It’s a good location.
 - Fast food will be drawn in by the people.
 - Small manufacturing moves to where the people are.
 - Traffic side – about ½ mile of Edgard Rd. Rated at 7 on scale of 1-10. Should not be any effect on the road from increased traffic.
- Ken May: Glad he came to the meeting as it’s not what he thought was proposed. How would this affect the property taxes of the residents on the west side of Amy School.
 - Mark Stevens clarifies there is no expected impact on their property taxes.
- Dennis Allbee: What happens to the solids of the bio-digester? Response - They are pumped out. How many gallons per minute will the wells pump? Feels there are a lot of housing for the ground water in the area.
 - John Soloway responds: The well will be commercial / ag scale and have to be approved by the state of Michigan.
- Joseph Lake: Very concerned about the possible 400 cars being a traffic problem. The traffic has quadrupled on Amy School while he’s lived there. Apartments always increase crime. Bi-digesters stink. Producing fumes and ground water contamination.
- Dave Saucier: What type of security system for the community?
 - Dean Degraaf responds: Sophisticated system with cameras at every entrance. Low impact lighting for the complex to not impact the surrounding areas.

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- Brandle Braba: Lives on Gates at Amy School. Has a lot of concerns. Moved to the area for seclusion.
 - 1. “Dead set against this.”
 - 2. Where is the water coming from for the apartment complex? City of Lowell removed the Bi-Digester because of the smell.
 - 3rd is crime. Apartment complexes breed crime. Why are the developers not building this complex in their backyard? Does not want this.
- Ron Backer Montcalm County Commissioner. Request a moment of silence in honor of the attack on Pearl Harbor.
 - In favor of the project and “We have a very serious shortage of housing.”
- Steve Jara: It’s currently vacant and the master plan shows it as R1. What is the precedence to rezone this property?

8:11 Public comment closed: Motion to close the public comments: by Jerry Poprawski, 2nd by Randy Sherburne.

Ayes: 7

Nays: 0

8:12 Ed Kentgen: Reads a letter from TWP attorney recommending no action or vote at this time while they continue to review the proposed complex & re-zoning.

- No action on the rezoning request taken by the Planning Commission at this time.

8:15 Motion to adjourn the meeting: by Jerry Poprawski, 2nd by Randy Sherburne.

Ayes: 7

Nays: 0

8:15 Meeting adjourned.

Nothing below this point.