

**Orange Township  
Planning Commission Meeting**

**Berlin/Orange Fire Department Bldg  
265 W David Hwy  
Ionia MI**

**May 8, 2008 - 7:00 p.m.**

*Draft Until Approved*

Chairman Dan Reeder called the meeting to order at 7:03 p.m., followed by the Pledge of Allegiance.

**Roll Call:**

Present: Don Nash, Dan Reeder, Tom Green, Wayne DePotty, Brian Stuart, and Zoning Administrator, Jeanne Vandersloot.

**Minutes Approval:** Chairman Reeder asked DePotty to read the minutes aloud. Stuart motioned, DePotty seconded, to approve the April 15, 2008 minutes as presented with a clarification of wording in the third sentence in the last paragraph. Motion Carried 5-0.

**Agenda Approval:** Vandersloot said that item 2 be removed due to the applicant needing more time to prepare the final site plan. DePotty motioned, Nash seconded, to accept the amended agenda. Motion Carried 5-0.

**Agenda Item # 1 – Sparrow Hospital Rezoning Application**

Ira Ginsburg, representing the Sparrow Health System, gave a presentation about the application. They are proposing to rezone about 43 acres of land just south of the Ionia Airport from agriculture to commercial. There are currently three parcels that will be combined into one large parcel. They plan on using the property for a medical office urgent care facility in the front area and later possibly relocating the hospital farther back to the east. They estimate 12-18 months until construction. The water and sewer has to be designed and brought out to the property. Planning and design of the building needs to be done as well as site plan review by the Township. The 425 agreement has been approved to allow the water and sewer to be extended to the area. The land is currently owned by the County, the Benedicts and a third party. If approved, the land transfers will be completed.

Vandersloot explained a rezoning application is either recommended for approval or denial to the Township Board. Chairman Reeder asked if there was any comment from the public in attendance. No comments were received. He closed the public hearing and asked if anyone had any more questions for the applicants. DePotty motioned, Green seconded, to recommend approval of the rezoning application as presented for the proposed lands to be rezoned from agriculture to commercial. Motion carried 5-0.

**Agenda Item # 2 – Proposed Flea Market**

Removed by applicant request.

**Agenda Item # 3 – Commercial/Industrial Sign Amendments**

Vandersloot explained that last fall the Planning Commission determined that the section regarding pole sign size needed to change to allow larger signs. The Zoning Board of Appeals suggested looking at the section after granting variances on about 4 requests for larger pole signs. The pole sign size was suggested to increase from 64 to 110 square feet and be put on the next available public hearing. She also noted that the multi-tenant pole sign size should also be larger. She suggested going from the current 96 square feet to 150 square feet. The members concurred it was best to do both sections now. The proposal was opened to public comment and none was received. A motion by Nash, seconded by Green, to recommend both pole sign size changes to the Township Board. Motion carried 5-0.

**Public Comment:**

Dan Reeder asked if the County was ready to go on the animal shelter. Jim Banks said the committee met today about it and they felt the hospital rezoning and land acquisitions needed to be done first and there is still a lot to plan for on this project. They have an architect designing it and noise of animals is a very important feature to be worked out. They estimate site plan review probably at the July meeting. DePotty asked where on the property the building is planned. Banks said they walked the property and estimates the best location on a small rise about 600 feet back north from the front residential parcel on David Highway. There is a tree line about half way back and think that is the best location. No other comments were received.

**Adjournment**

DePotty motioned, Stuart seconded, to adjourn the meeting at 7:28 pm. Motion carried 5-0.

**Next meeting:** The next scheduled meeting is at 7:00 pm, July 15, 2008, at the Fire Dept. Bldg.

*Submitted by Jeanne Vandersloot, Recorder*