

Reynolds Township Planning Commission
November 2, 2023
Meeting Minutes

7:03pm Call to Order

7:03pm Pledge of Allegiance & Invocation

7:04pm Roll Call

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

Members Absent: Reg Potts

Also in attendance: Mark Stevens

Meeting Notes by: Chuck DeLaney

Review of minutes from meeting on May 9, 2023.

Motion to approve meeting minutes from May 9, 2023, by Jerry Poprawski, 2nd by Randy Sherburne.

Ayes: 6

Nays: 0

7:07pm New Business: John Soloway will make a presentation describing his preliminary idea for a apartment complex at the SW corner of M46 and US131.

- John Soloway makes a presentation on rezoning 33 acres to R3.
 - Dean Degraaf, John Shepard – Owner’s w/ John Soloway, also contributing information.
 - 192 units
 - Target rental range.
 - Amenities include pool, dog park, green spaces / paths, berm along US131 w/ trees and native grasses.
 - Family oriented community.
 - Additional investor owners being local trades contractors and jobs created.
 - Estimated length of construction.
 - 2 entrances for fire / emergency access.
 - Buildings to have fire sprinklers with backup generator in the event of power failure.
 - Backup generator for the well in the event of power failure.
 - Backup generator for the bioreactor in the event of power failure.
 - Complex will have security cameras and lighting.
 - Increased Police presence in the area.
 - Presents research firms report on project feasibility and lack of housing in the area. Also notes no comparable projects closer then Grand Rapids or Greenville.
- General discussion.
 - Discussion of rent range, target / expected demographics.
 - Soil type is sand 14’ deep or greater, making it unsuitable for farming.
 - Lack of public or builder interest in constructing single family homes adjacent to US131.
 - The cost of green spaces / berm to mitigate freeway noise is not feasible w/ single family homes due to the low density of units.
 - Bioreactor instead of public sewer. Public sewers make the project infeasible due to cost.
 - Jerry Poprawski – Shares information from the 2022 Master Plan.
 - John Soloway – 3 Phase power extended from east side under 131 will cost 150k. Sewer would cost significantly more.
 - John Soloway – Apartments will be 28 acres + 5 acres parcel along M46 for future commercial use.

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- Robert Bergstrom – References the Master Plan regarding location of R3 zoning. All R3 is currently located surrounding the Village of Howard City. Concerned this doesn't fit the Master Plan.
- Chuck Delaney – Master Plan R3 locations are based on the assumption of cost to connect to utilities making other locations cost prohibitive.
- Mark Stevens - shares information on Absorption Rate for single family residential in Montcalm County = 5-6 weeks, medium price is 240k. This absorption rate is significantly lower than the state average. Indicating the lack of residential housing in Montcalm County. Absorption rate is the length of time from property listing to sale.
- Mark Stevens – property could be rezoned or special use for apartments.
- Mark Stevens – describes the difference between a use variance and rezoning. A variance for this situation would be more complicated, costly, and time consuming.
- Mark Stevens – Points out the Master Plan notes the need for additional housing and rezoning maybe required.
- Board members - general discussion of best use of the property and needs of the township residents for housing.
- Motion for public hearing to rezone property, 33 acres, to R3 made by Jerry Poprawski, 2nd by Randy Sherburne.
(Potential hearing date: December 7, 2023)

Ayes: Chuck DeLaney, Edward Kentgen, Jerry Poprawski, Randy Sherburne.

Nays: Robert Bergstrom, Krystyna Kowalczyk.

7:56 Public Comments:

No public comments.

7:58 Other Business – No other business.

7:58 Motion to adjourn the meeting: Robert Bergstrom, 2nd by Jerry Poprawski.

Ayes: 6

Nays: 0

8:00pm Meeting adjourned.