

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes January 27, 2015**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, January 27, 2015.

Present were Chair Wayne Harrall, Secretary David A. Van Dyke, Commissioners; Bev Wall, Doug Kochneff, Mark Prein and Scott Conners. Also present were Township Attorney Jim Scales and Planning Assistant Kara Hammond. Commissioner Bill Culhane was absent.

Chair Wayne Harrall welcomed new member, Doug Kochneff, to the Planning Commission.

**1. Approve minutes of November 25, 2014 regular meeting.**

**Bev Wall**, seconded by **Scott Conners**, moved to approve the minutes with the following changes;

- ♦ p.1,5<sup>th</sup> bullet from bottom of page,insert '*previously abandoned*' between the word 'the' and 'land'
- ♦ p.2,5<sup>th</sup> paragraph,1<sup>st</sup> sentence,change the word "of" to '*with*'
- ♦ p.3,2<sup>nd</sup> bullet,change to read; "*preliminary concerns or impacts look very minimal*"

**Motion approved unanimously, 6-0.**

**2. Approve minutes of December 30, 2014 special meeting.**

**Bev Wall**, seconded by **Mark Prein**, moved to approve the minutes with the following changes;

- ♦ p.1,2<sup>nd</sup> paragraph under item #1,change the second "Williams" to '*Works*'
- ♦ p.1,4<sup>th</sup> bullet,omit the words "to and met"
- ♦ p.2,6<sup>th</sup> paragraph,2<sup>nd</sup> sentence,omit the work "storm"
- ♦ p.2,7<sup>th</sup> paragraph,insert '*on north portion of lot*' after the word "trees"

**Motion approved unanimously, 6-0.**

**3. Election of officers for 2015.**

**Bev Wall**, seconded by **Scott Conners**, moved to nominate and retain Wayne Harrall as Chair.  
**Motion approved unanimously, 6-0.**

**Bev Wall**, seconded by **Doug Kochneff**, moved to nominate and retain Dave Van Dyke as Secretary.

**Motion approved unanimously, 6-0.**

**Dave Van Dyke**, seconded by **Scott Conners**, moved to nominate Bev Wall as Vice Chair.  
**Motion approved unanimously, 6-0.**

**4. Public Hearing – GRT Zoning Ordinance Amendments - (Signs; PUD Districts; Trailers in R-1 District) Chapter 30, Section 7.4.2, & Section 23.7.**

Wayne Harrall gave a brief background and recap of the previous happenings regarding the modifications and changes.

Attorney Jim Scales gave the legal report.

Dave Van Dyke had a question regarding the wording, and Scott Conners had a question regarding the side yard setback. Jim Scales clarified both questions and the concerns were resolved.

**Dave Van Dyke**, seconded by **Bev Wall**, moved to open the Public Hearing at 7:15 pm.  
**Motion approved unanimously, 6-0.**

No persons spoke during the Public Hearing.

**Scott Conners**, seconded by **Bev Wall**, moved to close the Public Hearing at 7:15 pm.  
**Motion approved unanimously.**

**Bev Wall**, seconded by **Dave Van Dyke**, moved to approve the ordinance to amend the Zoning Ordinance [Planned Unit Development Districts; RR and R-2 Districts; storage of Trailers in R-1 District] as written by the Township Attorney and recommend said ordinance to the Township Board for final approval.  
**Motion approved unanimously, 6-0.**

**Mark Prein**, seconded by **Bev Wall**, moved to approve the ordinance to amend the Zoning Ordinance [Chapter 30 - Signs] as written by the Township Attorney with the condition; the eliminated PUD and Residential Districts from previously stated motion be removed, and recommend said ordinance with modifications to the Township Board for final approval.  
**Motion approved unanimously, 6-0.**

#### **5. Public Hearing – Balsam Waters & Waterleaf - Requests to amend Site Condominium Plans for the developments located at Knapp St & Maguire Ave.**

Jack Baar with Nederveld, representing both applicants, gave the presentations;

- ♦ **Balsam Waters**
  - Eliminating one lot
  - Going to 3 phases instead of 2
  - Water/Sewer utility extension will continue through the City of GR

Dave Van Dyke asked about the connection of the two neighborhoods at the northern area of the Balsam Waters neighborhood and what type of material will be used. Jack Baar said they are not sure if it will be pavers or brick but it will be durable enough to handle the weight of the Fire Department apparatus. Scott Conners suggested the connection be paved, not only for the safety of the Fire Department and emergency response vehicles, but the residents.

Wayne Harrall explained the request (pertaining to Balsam Waters) qualifies as a minor change so the request does not need to go the Township Board for final approval, nor does it require a formal Public Hearing be held.

**Scott Conners**, seconded by **Bev Wall**, moved to approve the proposed amendment to the site condominium plan as written by the Township Attorney with the following conditions;

- ♦ a hard surface, with at least a 10 feet minimum, as emergency connection must be constructed to the Waterleaf development and must come back for final approval by Township staff and the GRTFD
- ♦ north of lot 33 shall be shown as “open space” no disturb

**Motion approved unanimously, 6-0.**

- ♦ **Waterleaf**

- More buildable area on lot 30
- Road length ends in the same spot
- Asking for an additional lot

Wayne Harrall noted there are two lots that do not look like they meet the Township's Zoning Ordinance requirements. Jim Scales agreed and stated lots 31 & 32 do not appear to meet the minimum requirements. Jack Baar explained he is not one hundred percent sure of the dimensions but they will comply with the Ordinance requirements of the Township. Wayne Harrall added he would like to see some type of hard surface on the connection not only for emergency vehicles but for pedestrian accessibility as well.

Wayne Harrall stated the requests (pertaining to Waterleaf) are considered to be a major amendment so a Public Hearing must be held in addition to final approval from the Township Board.

**Mark Prein**, seconded by **Dave Van Dyke**, moved to open the Public Hearing at 7:45 pm.  
**Motion approved unanimously, 6-0.**

No person spoke during the Public Hearing.

**Scott Conners**, seconded by **Bev Wall**, moved to close the Public Hearing at 7:45 pm.  
**Motion approved unanimously, 6-0.**

**Scott Conners**, seconded by **Bev Wall**, moved to approve the proposed resolution to amend the site condominium plan as written by the Township Attorney to the Township Board for final approval with the following conditions;

- ♦ a hard surface, with at least a 10 feet minimum, as emergency connection must be constructed to the Balsam Waters development and must come back for final approval by Township staff and GRTFD
- ♦ frontages for lots 31 & 32 must conform to the Township Zoning Ordinance
- ♦ road modification; slight adjustment of cul-de-sac to the east to support the expanded building area of lot 30

**Motion approved unanimously, 6-0.**


**6. General Public Comment.**

No one was present for public comment.

**7. Updates.**

Wayne Harrall talked about the diamond interchange at I-96 and Cascade Road that will commence this summer.

The meeting was adjourned at 8:00 pm.



\_\_\_\_\_  
David A. Van Dyke, Secretary