

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes May 26, 2015**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, May 26, 2015.

Present were Chair Wayne Harrall, Vice Chair Bev Wall, Secretary Dave Van Dyke, Commissioners; Scott Conners, Mark Prein, Bill Culhane and Doug Kochneff. Also present were Township Attorney Jim Brown and Planning Assistant Kara Hammond.

1. Approve minutes of April 28, 2015 regular meeting.

Bev Wall, seconded by **Scott Conners**, moved to approve the minutes with one change; p.4,2nd paragraph,omit the word “setbacks” and replace with the phrase ‘required shoulder width’

Motion approved unanimously.

2. Informal Discussion - Spectrum Health - Determination if request for additional signage at 2750 East Beltline Ave NE is to be considered a major or minor amendment.

Bill Van Skiver, representing Spectrum Health, gave a brief overview and described the proposed requests.

Attorney Jim Brown gave a brief legal report and touched on the staff review, asking the applicant to give the total square footage they are requesting. Bill Van Skiver said he does not currently have that information but will be able to get it to the Township. Mark Prein gave a quick account of the proposed signage amount (45, 15, 20 sq. ft.). Jim Brown stated due to the large square footage and given the size of the proposed signs, the request leans towards a major amendment.

Wayne Harrall said although the proposed signs are very large in nature, they are giving direction to people entering the complex and asked Attorney Jim Brown if the Planning Commission could allow the requested sizes. Jim Brown said yes, adding the signs are not advertisement or anything of that nature, the request is in the nature of directional signs they just do not fall within the permitted size. Jim added the Planning Commission has the authority to determine they are minor signs within the nature of the PUD.

The commissioners all agree that because of the size and the nature of the building it is important that the signage is visible to all occupants.

Mark Prein, seconded by **Bev Wall**, moved that the additional signage request be considered a minor amendment with the exception of the employee sign; which is not to exceed the size of a 3 sq. ft. plaque.

Motion approved unanimously.

3. Public Hearing - Twisted Rooster - Request to amend the current PUD to allow for Al Fresco Dining to be permitted at 1618 East Beltline Ave NE.

Attorney Jim Brown gave the legal report.

Dave VanDyke said the parking is tight but it does seem to function and does not foresee a problem with this request or the Al Fresco dining request. Dave stated the potential issue would come with the possible expansion of that area/buildings and the shared parking.

Mark Prein, seconded by **Bev Wall**, moved to open the Public Hearing at 7:33 pm.
Motion approved unanimously.

No persons spoke at the public hearing.

Scott Conners, seconded by **Bill Culhane**, moved to close the Public Hearing at 7:34 pm.
Motion approved unanimously.

Scott Conners stated he would like to see that the employee parking be enforced on parking on the east side of the site, therefore allowing more parking for patrons closer to the restaurant. Jim Brown suggested requiring the applicant to come back with a proposed parking plan to the Site Plan Review Committee, if the Planning Commission so chooses.

Bill Culhane, seconded by **Scott Conners**, moved to recommend the proposed Amendment No.1 of the Grand Rapids Town Center Planned Unit Development as written by the Township Attorney to the Township Board for final approval, with the following conditions;

- Parking plan, employees park to east, and how they are going to enforce that
- Detailed landscape plan for the gap between the proposed patio and the existing sidewalk

Motion approved unanimously.

4. Tabled Request - Universal Forest Products - Rezoning request, O-PUD, for (current and) a 3.75 acre parcel adjacent to the west of 2801 East Beltline Ave NE.

Scott Conners, seconded by **Mark Prein**, moved to remove the rezoning request from the table.
Motion approved unanimously.

Scott Weir, Corporate Construction Manager, with Universal Forest Products explained the changes to the site plan since the last meeting;

- ✦ using existing drives within the complex, removed proposed westerly drive
- ✦ numbered all parking spaces
- ✦ made sidewalk adjustments
- ✦ submitted a landscape plan and lighting plan
- ✦ building footprint is smaller; 22,000 sq. ft., but shown with a potential future buildout
- ✦ requesting to keep the parcel on the corner of the East Beltline Ave and 3 Mile Rd zoned as C-1

Attorney Jim Brown gave the legal report, explained the possibilities and directions the Planning Commission can choose to take in moving forward, or not, with the proposed request.

The consensus of the Planning Commission is to table the request in order for the applicant to figure out what they want to do with the property before moving forward with the process. Dave Van Dyke and Scott Conners explained they would like to see a Public Hearing be held again if there are any changes to the site, stating they feel they owe it to the neighbors and the public in order to continue to be transparent.

Doug Kochneff asked the applicant why they changed the footprint of the building to be smaller. Scott Weir stated the company felt with a smaller building they would work more efficiently; building only the space required to get the work done.

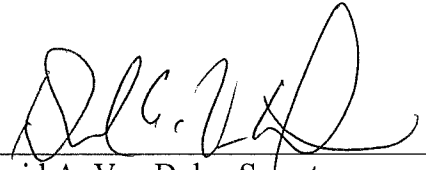
Mark Prein, seconded by **Bev Wall**, moved to table the request until the applicant is ready to move forward with the process.

Motion approved unanimously.

5. General Public Comment.

No one was present for general public comment.

The meeting was adjourned at 8:19 pm.



David A. Van Dyke, Secretary