

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes November 24, 2015**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, November 24, 2015.

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

1. Approve minutes of October 27, 2015 meeting.

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

- ✦ p.2,2nd paragraph from the bottom,1st sentence, change the word 'agreeance' to "agreement"
- ✦ p.2,last paragraph,1st sentence, change the word "building" to 'parking'
- ✦ p.2,last paragraph,last sentence, insert "more width" between 'vegetation' and 'to'
- ✦ p.3,in the condition of the motion, change the word "building" to 'parking' two occurrences

Motion approved unanimously, 5-0.

2. Informal Presentation - PVL Investments, LLC - Request for a Special Land Use, for a home for the elderly or retired, to be located at 730 Forest Hill Ave SE.

Due to a conflict of interest, Chair Wayne Harrall recused himself from this item.

Dave Baylis, of Provision Living, gave a PowerPoint presentation;

- ▣ Been in business for over 10 years with 35 properties throughout the Midwest (including Michigan)
- ▣ Small business, hands on but most importantly they are caregivers; focused on taking care of the residents of the community and focus on their mission and vision in caring for the residents
- ▣ Some assisted living with independent living; 2 story, 142 residential apartments, including all amenities that a resident could ever need
- ▣ Proposed redevelopment creates jobs, and tax revenue for the Township
- ▣ Pride themselves in becoming a part of the community; including making the exterior of the building fit within the surrounding area architecture
- ▣ Property to the north and east is part of the school; also zoned R-1
- ▣ Property to the south consists of shopping/commercial area
- ▣ Stated the Superintendent of Forest Hills, Dan Behm, is in support of the proposed project and has agreed to share access of the drive to the east of their property
- ▣ Stated they comply with all the requirements for a Special Land Use within the Grand Rapids Township Zoning Ordinance

Attorney Jim Brown gave the legal report.

Scott Conners stated his biggest concern with the cottage style buildings; a, b, c, is that they are located within the required 100 ft. setback and impede on the residential surroundings. Conners stated he would like to see more detailed drawings including decks, patios, etc.... Dave Van Dyke agreed and said he does not recall any other assisted living center that the Planning Commission allowed a 25 ft. setback, explaining the applicant is proposing a rather large sized structure within the R-1 Zoning District. Van Dyke continued; recalling discussions the Commissioners had, in regards to the master

plan, and stated the look of the density of the overall property (once the proposed building is put on the site) is quite extensive, intense and dense. Mark Prein stated; in addition to the setback not complying, the pitch and height on the proposed building is going to look more like a three story building than a two story. Prein also asked about the agreement from the school and the drainage.

Dave Baylis said he does not have anything in writing from the school but explained it was talked about and the school is in agreement with cross access and usage of the drive. Scott Conners brought up the retention area; talking about all the impervious area they are proposing in an area that is already prone to flooding. The applicants Engineer from Nederveld stated they intend to do a 100 year design and will be working with the school in collaborating the runoff. Conners said he would like to see more than a simple 100 year plan. Incorporate some low impact development techniques.

Mark Prein asked about the two properties located directly to the south, if they have been contacted. Dave Baylis said, not at this time.

Scott Conners brought up the site plan and survey and noted the property line is different on the County's survey than the survey the applicant submitted. Conners told the applicant they should consider getting that taken care of, stating that has a huge impact on the south property line.

Scott Conners brought up the criteria and explanations that were submitted and asked that the name of the preparer of the document be recognized and noted. The Commissioners agreed and all are requiring more detail in all aspects of the plan; landscape, lighting, all dimensions; all renderings, etc.... to be submitted for the next meeting.

Mark Prein, seconded by **Dave Van Dyke**, moved to set the Public Hearing for December 22, 2015, assuming all materials are submitted in a timely manner by the applicant, otherwise the Public Hearing will be held at the January 26, 2016 Planning Commission Meeting.

Motion approved unanimously, 4-0.

3. General Public Comment.

No persons were present for the Public Comment.

4. Updates.

Attorney Jim Brown handed out updated information regarding the proposed Grand Rapids Township Zoning Ordinance Amendments. The Planning Commission decided to move forward with the Amendments and set the Public Hearing.

Mark Prein, seconded by **Scott Conners**, moved to set the Public Hearing for the proposed Zoning Ordinance Amendments for December 22, 2015 (if that meeting is held) or the next available meeting thereafter.

Motion approved unanimously, 5-0.

The meeting was adjourned at 8:10 pm.



David A. Van Dyke, Secretary