

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes of the April 22, 2008 Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 22, 2008 at 7:00 p.m.

Present were Chair Susan Molhoek, Secretary Wayne Harrall, Commissioners David VanDyke, Edward J. Robinette, Michael J Fuller, and Beverly Wall. Absent was Vice-chair Stephen C. Fry. Also present were Township Planning Director Richard Sprague Jr and Planning/Zoning Clerical Assistant Robin Rothley.

**1. Approve minutes of the regular meeting of March 25, 2008.**

- Item 1 – Bullet 3 “Pace” should be “Page”
- Page 2; under the Horticultural addition overview; the first bullet the word “not” should be “now”

**Michael Fuller**, seconded by **Beverly Wall**, moved to approve the minutes with the above mentioned changes. **Motion passed unanimously.**

**2. Public Hearing: Celadon New Town PUD Amendment (previously known as Garden Park PUD).**

Brad Rottschafer, Mosaic Properties, said they are requesting two changes to the plan that require Planning Commission approval.

The original approval was for 122 residential units which included an out lot with access from Leffingwell. They have reconfigured the residential units, eliminated the outlet, and are now requesting 125 residential units.

They would like to request an additional 600 square feet of Food Use. A tenant in building B has leased an additional 600 square feet that had been planned for Café’ space so they would like to shift the food use to Building C; this would allow for a potential 1,200 square foot café’ type tenant.

Ed Robinette asked if the size of building B would be reduced. Brad Rottschafer said that only the use would be transferred; the building size will remain the same.

Brad Rottschafer said they have studied the parking and believe that because this is a mixed use development the proposed parking would be adequate. There may be two to three less parking spaces than the ordinance would require.

Michael Fuller, seconded by Wayne Harrall, moved to open the public hearing at 7:10 p.m. Motion passed unanimously.

As there was no one in the audience wishing to comment Wayne Harrall, seconded by Edward Robinette, moved to close the public hearing at the same time. Motion passed unanimously.

Rick Sprague, Township Planner, gave an overview of his staff report.

- The township ordinance does allow for shared parking in mixed use developments. The proposed parking should work but the applicant also should keep track as other tenants sign leases to make sure parking issues don't develop.
- With the increase in residential units the new density will be 5.95 per acre.
- The township attorney has submitted a draft ordinance for the Planning Commission to review. His additional comments have been addressed.

Wayne Harrall noted the sidewalk along Leffingwell has no notation as to whether it will be put in during construction or if it is an easement for future construction.

Rick Sprague said he recalled that an easement was required for the walkway to be put in when the township trails go in. Wayne Harrall suggested that the plan should note the sidewalk easement along Leffingwell.

Wayne Harrall verified that the lot that was previously located off of Leffingwell has been eliminated. Brad Rottschafer said that it is now part of Lot 7.

**Edward Robinette**, seconded by **Beverly Wall**, moved to recommend to the Township Board, approval of the Ordinance drafted by Township Attorneys, for an amendment to the Celadon New Town PUD.

The Planning Commissioners discussed the addition of the easement notation.

**Edward Robinette**, seconded by **Beverly Wall**, moved to recommend to the Township Board, approval of the Ordinance drafted by Township attorneys for an amendment to the Celadon New Town PUD, with the following addition,.

- Section 1 (d) Sidewalk Easement. The Revised Development Plan, dated March 18, 2008 shall be amended to include a notation for an easement along Leffingwell for installation of a future walking path.

**Motion passed unanimously.**

**3. Public Hearing: Outdoor Seating Special Land Use for Ericka's Delicatessen.**

Jeff Tiggelman, Business owner, said that they would like to request outdoor seating for their delicatessen. They would like the outdoor seating to be available during their normal business hours which are Monday – Friday 7:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to 7:00 p.m.

They are proposing one row of five to six tables with three to four chairs at eat table.

Susan Molhoek asked if the diagram the applicant submitted was accurate. Jeff Tiggelman said that it was except the awnings will be added at a later date.

Wayne Harrall said he had visited the site and asked how the tables would be set up. The applicant said that two tables will be on the west side of the door and three on the east side.

Susan Molhoek asked if they had considered placing potted plants and the applicant said not at this time.

Susan Molhoek asked if they had considered placing a fence around the eating area to separate it from pedestrian traffic. Jeff Tiggelman said that because of the season changes and the limited time that outdoor seating would be available they would prefer to not have a fenced area.

Edward Robinette asked if wait staff would be available for the outdoor area. Jeff Tiggelman said that their business is counter service so there would not be anyone to wait on tables. They want the business to be clean and inviting so staff will clean the area regularly .

Rick Sprague, Township Planner, gave an overview of his staff report.

- They are not proposing any additional outdoor lighting.
- Neighboring properties are primarily commercial with some residential southwest of the funeral home.
- The sidewalk was designed with the intent of potential outdoor seating.
- The applicant has not provided an outdoor trash receptacle on his diagram. Would suggest a decorative receptacle to reduce litter.

Rick Sprague has spoken with Mr. Benson, 3924 Cascade Rd., who had voiced concerns in the past. His concerns were more towards additional commercial uses in the area which this request would not add.

Susan Molhoek asked for a definition of a “decorative trash receptacle”. Rick Sprague said something more decorative than a tin can.

Edward Robinette, seconded by Beverly Wall, moved to open the public hearing at 7:25 p.m. Motion passed unanimously.

As there was no one in the audience wishing to comment Edward Robinette, seconded by Michael Fuller, moved to close the public hearing at the same time. Motion passed unanimously.

Jeff Tiggelman said that they are planning an Open House later in the week and would like to have the outdoor seating available. He asked that if this request is approved if that would be possible. Rick Sprague explained that a Special Land Use is effective immediately.

Wayne Harrall said that when he visited the site it was lunch time and another business had tables outside; there definitely was room for the tables and pedestrian traffic.

Dave VanDyke said that outdoor seating seems to be fairly common. He asked if the applicant believes they will consider opening on Sundays at a future time. Jeff Tiggelman said that they don't have any plans of that.

**Dave VanDyke**, seconded by **Michael Fuller**, moved to approve the Resolution, drafted by the township attorney, for a Special Land Use to permit patio/al fresco dining at Erika's Deli Bistro Market with the following changes:

- Item 2 (c) remove “site plan submitted by the applicant and dated” and replace with “photo submitted by the applicant on April 22, 2008”

- Item 2 (d) list hours of operation as 7:00 a.m. to 7:00 p.m. Monday – Saturday.
- Item 2 (e) shall read: The patio/al fresco dining area shall have a decorative trash receptacle provided.
- Remove Item (f).

The Commissioners discussed liquor sales and the possibility of customers consuming beverages in the outdoor seating area. Rick Sprague explained that Erika's has a license to sell packaged liquor only. Liquor Control would have jurisdiction for any violations.

**Motion passed unanimously.**

**4. Discussion: Comprehensive Land Use Amendments.**

Rick Sprague said there are two changes to the Comprehensive Land Use Plan to be discussed; two parcels on Dunnigan and 4550 and 4590 Cascade Road.

An Open House followed by a Public Hearing to discuss the amendments has been scheduled for May 14, 2008. The Open House will be from 6:00 – 7:00 p.m. with the Public Hearing to follow at 7:00 p.m.

Rick Sprague will be available at the Open House to answer any questions that may arise.

**5. Public Comment.**

None.

**6. Update from Township Planning Director.**

There is currently one application for the May Planning Commission meeting.

Several others have been in the office to discuss proposals with staff so more agenda items should be coming in for summer meetings.

CVS will be coming to Site Plan Review Committee for approval.

The meeting was adjourned at 7:55 p.m.

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Wayne A. Harrall – Secretary