

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the May 14, 2008, Meeting**

A special meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, May 14, 2008, at 7:00 p.m.

Present were Chair Susan D. Molhoek, Vice-chair Stephen C. Fry, Secretary Wayne A. Harrall, Commissioners Michael J. Fuller, Beverly Wall, and David A. Van Dyke. Absent was Commissioner Edward J. Robinette. Also present was Township Planning Director Richard Sprague Jr.

1. Comprehensive Land Use Plan Amendment- Public Hearing Cascade Rd and Forest Hills Avenue.

Larry Nix, Williams and Works, gave a brief update of the proposed revisions for the Comprehensive Land Use Plan. A sketch of a possible layout was given to the Planning Commission. Mr. Nix listed several items that justify the change such as; office vacancies in the corridor are high, Medical Park Drive would serve as a transition from commercial to office, the proposed amendment would eventually eliminate the need for a curb cut at the Macatawa Bank site, and the addition of commercial may spur development in the proposed Forest Hills PUD area.

Sue Molhoek noted that vacancy rates are high in commercial as well as office. Mr. Nix agreed but indicated that the commercial sector is not as "soft" as the office sector.

Wayne Harrall questioned what would tie the two uses as long as the bank is located on the corner.

Michael Fuller asked for clarification about the drive cuts. Mr. Nix answered that any new user would only have direct access to Medical Park Drive and Forest Hills Avenue.

Stephen Fry commented that he is in favor of the amendment; a commercial use in that location would serve the public better than an office site. Mr. Fry also mentioned that the Planning Commission did not focus on the south west corner during the latest Plan.

Richard Sprague, Township Planning Director, summarized his staff report which included correspondence received. Mr. Sprague indicated that the Open House held at 6:00 had yielded no new public comment. Letters received from Ada Township and Jeff Vandenberg of Forest Hills Foods were submitted for the Planning Commission to review.

Stephen Fry, seconded by Michael Fuller, moved to approve opening the public hearing. Motion passed unanimously.

No public comment was given. The two letters submitted were acknowledged by the Planning Commission.

Wayne Harrall, seconded by Michael Fuller, moved to close the public hearing. Motion passed unanimously.

Stephen Fry, seconded by David Van Dyke, moved to recommend approval of the amendment to the Township Board per the Township Attorney's resolution.

Motion passed 4-2.

2. Comprehensive Land Use Plan Amendment- Public Hearing Dunnigan Avenue.

Stephen Fry removed himself due to a potential conflict of interest.

Richard Sprague reviewed the request to amend the Comprehensive land use plan to make 2722 and 2754 Dunnigan consistent with its neighboring properties to the north and south. Originally these properties were to be used as storm water retention and open space for the proposed Village of Orchard Hills Life Style Center PUD. They have been removed from the PUD and to avoid confusion the Planning Commission is being asked to revise the Comprehensive Land Use Plan to make the properties consistent with their previous designation of Low Density Residential (LDR).

Wayne Harrall, seconded by David Van Dyke, moved to open the public hearing. Motion passed unanimously.

No Public Comment was received.

David Van Dyke, seconded by Beverly Wall, moved to close the public hearing. Motion approved unanimously.

Wayne Harrall, seconded by Beverly Wall, moved to recommend approval of the amendment to the Township Board per the Township Attorney's resolution.

Motion passed 5-0.

3. Update from Township Planning and Zoning Administrator.

Stephen Fry rejoined the meeting.

Rick Sprague updated the Commissioners on upcoming items.

The meeting was adjourned at 7:45 p.m.

Wayne A. Harrall