

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the June 23, 2009 Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 23, 2009 at 7:00 p.m.

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

1. Approve minutes of the regular meeting of January 27, 2009.

Ed Robinette, seconded by **Wayne Harrall**, moved to approve the minutes as they are with no changes required.

Motion passed unanimously.

2. Public Hearing – Celadon PUD-5 Amendment.

(Stephen Fry explained his company has done some commercial buildings for Celadon, although he personally has not been involved, will not pose a conflict of judgment.)

Brad Rottschafer, Mosaic Properties, introduced the requests. He stated the requests are improvements to the previous plan. The three areas they are wanting to change on the plan are; parking, footprints, and group similar housing units.

Parking:

- improve the way the cars move around the development
- redesigned buildings, less live/work units, increased commercial store footage
- last plan was 5 spaces short from township allowance, current plan has 12 more spaces than required, now have 392 spaces and the ordinance requires 380, a significant improvement

Improve the footprints of the buildings:

- ~~-some were pretty large, broken those up~~
- in the original plan the buildings were much larger, broke them up because it creates more green space
- each building can be a different architectural element, different design, small town feel while moving through particular area

Group some of the housing and commercial into similar types:

-Building S: originally 2 single family lots, now purposing to do 4 town homes, also frames in park and gives 20 extra ft of buffer between them and properties to the East.

-Building C: originally purposed as a work/work building, now purposing a live/work unit with 4 live units above, consistent with what is across the street. (one leasable or sellable loft space, added benefits makes financing that building more plausible)

Stephen Fry, seconded by **Wayne Harrall**, moved to open the public hearing.
Motion approved unanimously.

No public comments were given.

Stephen Fry, seconded by **Wayne Harrall**, moved to close the public hearing.
Motion approved unanimously.

The public hearing was closed.

Stephen Fry recalled a lot of discussion about the appropriate amount of space between buildings, referencing buildings K, Ka, B, and L, and feels that the dimensions are tight. Stephen asked Brad if there are still garage doors between both sides of buildings. Brad replied there is on one. If building K became a live/work unit it may have a 2 stall garage on K attached.

Stephen Fry questioned what the previous dimensions between the buildings were. Rick Sprague replied, 45 feet at the closest point and widened out to 50 feet for the majority. Noted there was single loaded parking along the building L side before and clarified there were garages inside the unit originally.

Dave VanDyke asked if the back of L is similar to M& N, where you drive into the garage on the backside, underneath. Brad said there are garages in L and none purposed for building I.

Stephen Fry expressed concern about needing an extra 5 feet. Felt that building L needed to move, it was too tight. He expressed the same concern regarding building M; only 18 ft outside of building M, the 24 ft for two way traffic is going to be less. Dave VanDyke clarified that this building had already been built.

Stephen Fry conveyed the following suggestions;

Building L – shift over 5 ft

Building R – similar feeling regarding dimensions, but since it's at the end of the road not terribly concerned

Building F – noted the different paving patterns, cross hatch, not shaded

Brad replied they are purposing to do that in concrete, give it more of a courtyard feel.

Stephen Fry questioned the residential lots 3, 2, and 1, purposing those to be zero lot line buildings? He asked Rick if that was something that has to be especially ordinance and if it was ok? Rick replied yes.

Stephen Fry asked Rick about establishing setbacks for 18-13 and asked if Rick could scale them and provide a number. Rick stated right now there is 10 ft between units with a zero lot line. Rick noted in the general notes under 2(b), it states lots 1-12, but actually gives side yard dimensions for lots 13-18 as well for being zero and 10 ft, which meets with consistency.

Stephen Fry asked if there were any handicap space requirements for live/work units. Brad replied they are residentially zoned and permitted so there are none required. Stephen suggested possibly putting more handicap spaces throughout the neighborhood in general to make the development better.

Wayne Harrall commented on Building C, making sure the only modification is some flexibility in the amount of live verses work area. Brad said the building was 9,000 sq. ft. of commercial, now it will be 4,500 sq. ft. with 4 loft apartments above it, so it does not change the design of the building. Brad also commented on handicap accessibility, he said there are enough spaces to do it and is open to it.

Dave VanDyke commented on the grounds area and landscaping stating he liked the overall look of everything and think it looks good. Also stated he noticed it was easy to maneuver through the complex and it functioned well. The only thing that was difficult or confusing to him was the small jog to get to the Blvd. Brad replied they are actually going to stripe that island so people know to veer to the right.

Sue Molhoek questioned if the sidewalk adjacent to #13, North of Newtown Drive was necessary. She noted it seemed to be taking away more green space. Brad believed it was there for snow removal purposes and was not critical to have.

Wayne Harrall noticed there does not appear to have a way to get people from the back to the front between Buildings R and S. Brad replied he was not sure of the limits, noted they are working with wetlands on the South side. Sue Molhoek clarified they were talking about the South side of Building R. Brad said they should be able to get some type of trail, South of R and possibly a sidewalk to the North of S. Brad also noted it is tight between the buildings, but the units are drawn 22 ft wide, but not all are that wide. Most units are 18 ft and 20 ft.

Wayne Harrall stated it should still depict the 10 ft pathway easement on the Leffingwell side. The sidewalk shown should be indicated as 10 ft pathway easement.

Rick Sprague wanted to mention items he had notes on to discuss;

- Building D: shrunk in size, but grew in height, still under 35 ft

- Setbacks on 18-13, discusses side yard but does not give front yard. Looks like there are porches on the front of the Newtown Dr. that push it right up to the sidewalk (ex: unit 15), unit 14 and 18 are pushed around to the side.
- Noted change in the general notes that was not brought up, “not including porch” for front yard setback was stated, we’ve always included porch measurements
- Building I: the parking lot now moved 20 ft closer to the South which crowded the landscape to the neighbor on the Leffingwell side. The parking was originally 30 ft, moved 10 ft, now 20 ft closer to property line. Need to come up with a new landscape plan because the area has now shrunk. (Brad noted that he had talked to the property owner and his biggest concern was maintaining the 30 ft behind his house)

Stephen Fry asked Rick Sprague if he worked out the possibility of an error on Building F. Rick said he noted the difference of square footage because it only shows the amount for general office or personal services, still the same for those but expanded because they added residential units.

Sue Molhoek asked Rick if he received a revised landscape plan. Rick said there has not been a great deal of change in the perimeters, but is requiring a revise landscape plan. Rick also stated there was a letter from Moore & Bruggink provided with no issues needing to comment on at this time.

Steve Fry made a conditional motion to approve the amendment, after discussion with Bev Wall and Brad Rottschafer, the motion was amended to the following;

Steve Fry, seconded by **Wayne Harrall**, moved to approve the requested amendment and forward it onto the Township Board for approval based on the ordinance provided by attorney Brown with the following added conditions;

- Residential units 13-18 have a front yard setback of 5 ft from the proposed sidewalk, which not structure should be built based on current township definitions and a rear yard setback of 20 ft.
- Proposed sidewalk shown adjacent to residential lot #13 can be eliminated by provide a sidewalk from the rear of Building R connecting the rear parking area to the front pedestrian sidewalk system.
- 10 ft pathway easement right of way be shown along Leffingwell Ave on all properties owned by the applicant.
- Acceptable, revised landscape plan be provided to the township planner for his approval which should include an adequate buffer focusing behind Building I(a) and I(b) and adjacent property owner.
- Plans be updated to accurately reflect the total square footages for each building on plan.

Motion approved unanimously.

3. Public Hearing – R-3 Zoning Ordinance Test Amendments.

Planner Rick Sprague summarized the R-3 amendment to zoning ordinance.

Ed Robinette, seconded by **Stephen Fry**, moved to open the public hearing.
Motion approved unanimously.

No public comments were given.

Ed Robinette, seconded by **Stephen Fry**, moved to close the public hearing.
Motion approved unanimously.

The public hearing was closed.

Dave VanDyke, seconded by **Ed Robinette**, moved to approve the amendments.

Motion approved unanimously.

4. Public Comment.

No Township residents were present for public comment.

5. Update from the Township Planning Director.

Planner Rick Sprague noted there were two items on the agenda for the July meeting; Bonefish Grill and Biggby Coffee are requesting outdoor seating.

It was also noted that this was Mike Fuller's last meeting. He has been on the Planning Commission for 14 years and tonight was his final meeting.

The meeting was adjourned at 7:56 p.m.

Wayne A. Harrall – Secretary