

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the July 27, 2010 Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, July 27, 2010 at 7:00 pm.

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

1. Approve minutes of June 22, 2010.

Wayne Harrall, seconded by **Ed Robinette**, moved to approve the minutes with the following changes:

- p. 1, 2nd to last bullet from the bottom, change the word “intensity” to “density”
- p. 3, 1st paragraph under the motion to close public hearing, last sentence, insert “a” between the words “or” and “DEQ”
- p. 3, 4th paragraph from the bottom, change the words “on goings” to “project modifications”
- p. 5, 1st paragraph under item #3, insert the words “poly vinyl” before the words “hoop house”
- p. 5, 2nd bullet under item #3, add the word “feet” behind the numbers 30 and 96
- p. 6, 1st paragraph under the motion to open the public hearing, change the spelling error from “wet land” to “wetland”

Motion passed unanimously.

2. Previously Tabled – Celadon PUD Amendment.

Brad Rottschafer, Mosaic Properties, representing Celadon New Town, presented the changes to the request that was tabled after the Public Hearing during the June 22nd meeting:

- rear setback for Building F(a): innovative changes were made that now allow the rear of the building to be set back 36’ from the adjacent property line
- landscape plan: 1- surveyed the existing mature trees on the site and the site of the neighbors to provide a long-term buffer area, which will be preserved, 2- on the rear of Building F(a) large Serbian Spruce and Austrian Pines that grow tall and narrow (40-50 feet) will be planted, 3- the buffer detail between the commercial area of Building C and D and the residential area of Building F(a)

- and F(b) are shown, 4- trash containers have been smartly hidden from view by creating a “Trash Enclosure Court” between Building F(b) and F(c)
- circulation for Buildings F(a)(b) and (c): a sidewalk connecting from Building F(a)(b) and (c) to Celadon Drive between Buildings E(b) and (c) is shown as well as a connection to the south with a sidewalk leading to a cross walk along Building D to Knapp Street
 - green space: calculated green space provided
 - heights of buildings: shall conform with 35’ average roof height
 - paving of roads: the asphalt was poured thicker than a typical base coat and is holding up well, hold off final paving until fall of 2011
 - Building C setbacks: building was located incorrectly, it has been repositioned to the allowed setback

Rick Sprague gave the staff report:

- a revised/updated landscape plan has been provided and included in the packet
- the green space calculation for the south west portion of the development has been revised and provided on a separate plan, the “open space” calculations on the site plan P13 should be recalculated and updated to reflect the revised numbers
- Building C has been readjusted to the previous setback
- final paving plan should be discussed and approved per Township Engineer’s recommendation

Wayne Harrall stated the road seems to be holding up well, but would like to see the final paving done no later than October 31, 2011.

Mark Prein still has concerns with snow removal between Buildings F(a) and F(b), with the buildings being closer together, maneuvering will not be easy. Mark also noted a 4 ft discrepancy between the landscape plan and the site plan for Building F(a) referring to patio versus deck.

Steve Fry asked the applicant if there will be parking outside of the garages in Buildings F(a) and F(b). Brad Rottschafer stated yes.

Steve Fry acknowledged the applicant’s changes but noted the setbacks for Buildings C and D are still not labeled. Steve explained when updating spaces setbacks need to be noted on the drawing. Steve stated he agrees with Mark that the parking between Buildings F(a) and F(b) is tight and would like to see the dimensions between the two buildings.

Steve Fry explained there needs to be a minimum of 60 ft between the buildings. Brad Rottschafer explained the new design actually has parking under the building so there is 60 ft or greater.

Steve Fry stated he feels more comfortable after seeing the new drawing but would like to see more space, more of a buffer.

Steve Fry, seconded by **Wayne Harrall**, moved to approve the July 2, 2010 plan to amend the Celadon New Town PUD with the following conditions:

- a new plan be submitted to the Township Planning Director with updated open spaces and applicable setbacks
- final paving to be completed no later than October 31, 2011
- attorney draft ordinance needs to be amended to include conditions of approval
- Buildings F(a) and F(b) side yard and rear yard setback lessened to 30 ft to allow vehicle movement between buildings
- 60 ft between parking spaces for Buildings F(a) and F(b)
- page 2 of attorney's letter, 2ii, line 6 to be deleted
- lots 13-18, up to 4 Manor Homes allowed

Motion approved unanimously.

3. Public Hearing – Meijer Gardens Special Land Use

Meijer Gardens has requested an amendment to their Special Land Use to make improvements to their amphitheater area and increase maximum seating to 2,100 people. Present are Greg Scott, Progressive AE, David Schafer, Cox, Mendendorp & Olson Architects, and David Hooker, president of Fredrick Meijer Gardens. Mr. Hooker presented the proposed changes:

- new concession and ticketing facility
- objective: improve guest experience
- 10% expansion in guest seating in amphitheater
- expanded plaza outside of gates, but does not change parking
- concessions/merchandise will have a permanent place, currently set up in tents
- restrooms will be contained within the amphitheater
- area to park will be larger for buses and artists, to be hidden from public view
- building up the seating for VIP guests will provide a better experience
- larger trees will be added to the back of the amphitheater
- upgrade electrical capability
- not requesting any "time" changes for show
- amphitheater stage will not change in size, will stay exactly the same
- lighting will be very similar to what it is now
- improving entrance, new facility will have full ticketing capability

Greg Scott, from Progressive AE, addressed the storm water issue brought up by the Township Engineer. Greg confirmed the storm water system can handle additional storm water. He explained the profile shows an increase in height and it is piped through the children's garden to the wetland area on the east side and there is a controlled outlet at Leonard Street.

Rick Sprague clarified the control structure is at Bradford Street.

Rick Sprague gave the staff report:

- explained the Township Engineer was okay with the submitted storm water plan
- noted the entryway improvements should solve the current problem of people backing up into the parking lot
- no external concerns about landscaping since the area is internal
- plans do not indicate an additional need for lighting
- requesting an increase to 2,200 from 2,000 that were previously approved at the Nov 08 PC meeting
- parking lot is going to be expanded, that was also previously approved

Steve Fry asked Rick Sprague about the expansion of the parking lot. Rick stated they did not build it originally because there was no need at the time. Rick noted the Gardens are expanding the parking lot by 94 spaces.

Wayne Harrall, seconded **Steve Fry**, moved to open the Public Hearing at 7:41 pm.
Motion approved unanimously.

No public comments were given.

Wayne Harrall, seconded by **Mark Prein**, moved to close the Public Hearing at 7:41 pm.
Motion approved unanimously.

Mark Prein asked if the engineer looked at the piping, if there was a need to increase the piping size. Mark questioned if the pipe size is adequate with the collecting of more water and not increasing the pipe size. Greg Scott stated they had already planned for another building to be built but was never constructed so the pipe was sized appropriately.

Wayne Harrall, seconded by **Steve Fry**, moved to approve the request for the plans dated June 15, 2010, with the Township Engineer's approval of the storm water plan and using the Township attorney's resolution.

Motion approved unanimously.

4. Public Hearing – Ordinance Amendments related to PUD's

Rick Sprague explained due to a recent court ruling the Township must revise language in the Zoning Ordinance. The "deciding body" must hold a Public Hearing on PUD's and major amendments to PUD's. Since the Planning Commission makes recommendations and the Township Board is technically the "deciding body" they must now hold a Public Hearing in addition to the Public Hearing being held at the Planning Commission.

Steve Fry, seconded by **Ed Robinette**, moved to open the Public Hearing at 7:46 pm.

No public comments were given.

Ed Robinette, seconded by **Wayne Harrall**, moved to close the Public Hearing at 7:46 pm.

Steve Fry stated item #6 in the attorneys draft was confusing. Not clear about the conditions of the Planning Commission as modified by the Board and the Planning Commission was not being addressed at the same level as the Board.

Ed Robinette clarified the Planning Commission approves an item then sends it to the Township Board.

Steve Fry asked if the Board is then allowed to re-state the Planning Commissions conditions. Wayne Harrall added to that question asking if they can add conditions as well. Rick Sprague stated yes, the Board can add conditions.

Steve Fry added the proposed additional language to the third line of item #6 to read as follows: the Township Board shall approve, approve with conditions "*as stated by the Planning Commission or altered or added to by the Township Board*" or deny the PUD final development plan and the PUD ordinance.

Ed Robinette suggested giving the attorney the Planning Commissions concern and have him craft the language accordingly. Steve Fry agreed and stated he was good with the modification as long as it's clarified so the Planning Commission conditions are not left off by mistake.

Steve Fry, seconded by **Mark Prein**, moved to adopt the current Zoning Ordinance with the suggested modification.

Motion approved unanimously.

5. Discussion – Master Plan Amendment Cascade and Forest Hill Ave.

Doug DeKock, from Geenen DeKock Properties, LLC, is requesting an amendment to the Master Plan for the area that is in the south west corner of the intersection at Cascade Road and Forest Hill Avenue. (This request was previously approved by the Planning Commission but denied by the Township Board.)

- gave overview of history
- explained they were/are following direction they had/have received
- Planning Commission recommended this to the Township Board twice already
- believes the time frame is more attractive now

Rick Sprague explained he is looking for a recommendation to send notice of amendment to neighboring communities and some feedback from the Planning Commission. Rick stated in considering amending the Master Plan there is change in the language, a 42 day wait, a public hearing is held, formal action will have to be taken by the Planning Commission (Twp Board opted not to weigh in) and the formal approval will be given by the Planning Commission. Rick noted additional language in Target Area 7, the second

paragraph from the bottom of page one, Rick added "Medical Park Drive" before, 'to the west'.

Wayne Harrall questioned the statement, "just south" in the very last paragraph on page two, how far south is "just south". Rick Sprague stated the text does not show, but the map actually shows what the text is saying.

Steve Fry stated "properties" in the same paragraph is too open, need to know the limits.

Ed Robinette believes the language is tight enough and does not leave room for mis-interpretation.

Ed Robinette, seconded by **Bev Wall**, moved to send notice to hearing communities with what was discussed.

Motion approved unanimously.

6. Discussion – Master Plan Amendment Knapp and Maguire Ave.

Steve Fry explained he is involved in business dealings with the applicant on another project. There was no objection from the commissioners.

Kevin Einfeld, for Knapp Court Development, is requesting an amendment to the Master Plan for the area in the northwest corner of the intersection at Knapp Street and Maguire Avenue. (The combined properties are approximately 104 acres.)

- 7 acres, PUD1 for the project
- purchasing a 40 acre parcel and built a private water system
- assembled 7 parcels over the years
- PUD1 to single family zoning
- encouraged to amend the Master Plan, more consistent in today's market
- minimum zoning is 220 lots, current zoning allows from Knapp down Maguire
- one entrance on Knapp, two on Maguire
- PUD1 is the best opportunity for them and the Township
- preservation of open spaces
- varying topography
- conform to the area (attached units, ex: Watermark)
- believes a mix of products is the way to go
- connectivity with walking paths throughout the project

Dave VanDyke asked how many lots are shown on the plat. Kevin Einfeld stated 221. Dave asked the minimum lot width. Kevin replied 85 feet.

Rick Sprague gave the staff report:

- explained the existing Master Plan calls for Suburban Residential (SR) for these properties and all properties adjacent
- noted SR was not considered a target area

- applicant is requesting a Master Plan Amendment to allow a Low Density Residential PUD in addition to SR on the property
- applicant has not provided any data or draft language to supplement their language narrative
- looking for recommendation to send to the Board
- Master Plan addresses outside areas

Dave VanDyke thought the language had already been changed, included and made all SR.

Steve Fry stated he was not sure the Planning Commission targeted it, asked Rick Sprague what the process contains. Rick explained it would go to the Board, distribution of notice, 42 day wait, a public hearing would be held, a recommendation to the Board, then the Board has the final say.

Bev Wall asked Wayne Harrall if Maguire could handle the extra traffic from a safety standpoint, the increase in traffic with an additional 221 homes seems like a tremendous increase. Wayne Harrall noted there would have to be some things looked at, the possibilities of realigning the intersection, but it could be worked out.

Ed Robinette asked what other parcels in the area could be developed. Rick Sprague said Doug Battjes on 3-Mile Road, but he ran into issues with utilities.

Dave VanDyke asked if sewer was available or a lift station. Rick Sprague noted that the sewer would go north into the Arbor Hills development and to an existing lift station on 3-mile Road.

Steve Fry stated he feels this is an opportunity to do something unique. 107 acres is a significant piece of land and it would be to their advantage to have a little more control of the property. Steve would at least like to give them the opportunity to hear what they have in mind and see what the residents think about it.

Ed Robinette noted the Planning Commission should list reasons why the Board should reconsider the Master Plan.

Steve Fry talked about the reasoning:

- different types of housing to cater to the Township
- property offers unique topography
- 104 acres is a significant size parcel, not many of those left
- PUD may allow additional control and flexibility
- sewer/water availability
- realign it with Knapp Court, would be an improvement

Ed Robinette asked for reasons not to change it.

Dave VanDyke noted they changed the Master Plan three years ago, changed the line to

Michigan Street.

Steve Fry noted he does not feel strongly either way.

Dave VanDyke agreed with Steve Fry, but noted he is hesitant to start the process and then not have it take off.

Ed Robinette stated the potential for 220 homes is there, it is just a matter of where do they want to see it go.

Sue Molhoek asked the commissioners if they want to send it to the Board or not.

Steve Fry said to look at it and see what they have to offer.

Rick Sprague noted the applicant is essentially asking for a map amendment. The applicant added eventually this will be developed as PUD1 or SR.

Wayne Harrall asked Rick Sprague if he had any concerns. Rick Sprague replied the applicant does not really have a plan, just putting things together at this point.

Steve Fry stated he is interested in seeing what the possibilities are.

Steve Fry moved to pass the request to amend the Master Plan based on the conditions previously stated on to the Township Board. **Motion died due to lack of support.**

Wayne Harrall stated the possibility of having a workshop with the Board and the neighbors.

Rick Sprague discussed the possibility of having an open house. A workshop was not considered, but could work as well.

Ed Robinette and Wayne Harrall would like to see the Board get in on it, along with the developers, to see what their thoughts are.

Mark Prein noted he is concerned if the current PUD1 plans change and end up with a project the Planning Commission is not comfortable with.

Wayne Harrall, seconded by **Ed Robinette**, moved to schedule an open house with the Planning Commission and Township Board to discuss concerns.

Motion approved unanimously.

7. Public Comment.

No Township residents chose to speak for Public Comment.

8. Update from the Township Planning Director.

Planning Director Rick Sprague stated he believes there will be a meeting held in August. Rick also told the commissioners he will update them on the joint meeting with the Township Board via email.

The meeting was adjourned at 9:02 pm.

Wayne A. Harrall – Secretary