

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the September 23, 2008 Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, September 23, 2008 at 7:00 p.m.

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

1. Approve minutes of the regular meeting of August 26, 2008.

- Page 2 – 5th paragraph “;” should be “:”
- Page 2 –last paragraph – first sentence “sheriff” should be changed to “traffic control”.
- Page 2 – last paragraph – last sentence “Sheriff” should be changed to “additional coverage”.
- Item 3 – 2nd paragraph “eat” should be “each”.
- Page 3 – 2nd paragraph – 1st sentence “AMDG” should be changed to “URS”.
- Page 3 – 2nd paragraph – last sentence “with” should be changed to “to”.
- Page 3 – 6th paragraph “Ink” should be changed to “Inc.”
- Page 3 – 11th paragraph – 2nd sentence “it” should be removed.
- Page 3 – last paragraph – 1st sentence “it” should be “if”.
- Page 5 – 5th paragraph – “moved” should be inserted between “Fuller” and “to”.
- Page 5 – 14th paragraph – 2nd sentence “to access” should be removed and add “ing” to trespass.
- Page 6 – 9th paragraph – “North” should be “South”.
- Page 9 – 3rd condition “Analysis” should not be capitalized.
- Page 7 – middle of the page there is a dot that should be removed.
- Page 7 – 9th paragraph – 2nd sentence “to” should be inserted between “plan” and “stay”.
- Page 8 – 1st bullet change “pole” to “tower”.
- Page 8 – 3rd bullet “pose” should be “post”.

Wayne Harrall, seconded by **Steve Fry**, moved to approve the minutes with the above mentioned changes. **Motion passed unanimously.**

2. Zoning Ordinance Discussion.

Rick Sprague, Township Planner, explained that there are five items for discussion on this agenda. First discuss the changes made to the four previously discussed ordinances which can be forwarded for a public hearing and secondly the Private Road Ordinance. The four ordinances

previously discussed were Sexually Oriented Business, Mineral Removal, Manufactured Housing community District and Condominiums.

Sexually Oriented Business Discussion:

Sue Molhoek and Steve Fry discussed the term “certain circumstances” in Section 4.18.a.

Sue Molhoek thought the wording in the same section last paragraph and last sentence should have the word “with” inserted between “and” and “the”. The Planning Commissioners discussed it and the consensus was the wording is accurate as is.

Sue Molhoek asked if other zoning districts had sections regarding graffiti. Rick Sprague said they didn’t and he would check the State and County regulations for the Township to fall back on for those locations.

Sue Molhoek questioned Section 4.18.f.ii; is the person on duty the one that is presumed to know a person is under the age of 18? Ed Robinette said that the law presumes such. Dave VanDyke noted that this puts the burden on the operator of a business to identify minors.

Dave VanDyke said that he would presume that the township attorney would have the proper wording for this ordinance to stand up in a court case.

Mineral Removal Discussion:

Dave VanDyke questioned Section 5.8.H; how the number 990 feet was arrived at. Rick Sprague said that it is tied to sections of the township.

Wayne Harrall noted that in Section 5.8.b.iii the subsection should be “n” not “o” as noted. For verification of this see page 43.

Wayne Harrall noted that the amount determined for a letter of credit or performance bond should be determined by the Township Engineer not the Planning Commission.

Condominiums Discussion:

Sue Molhoek noted that in Section 25.2.3 should have a comma between “subsurface” and “vacant”.

Dave VanDyke is concerned with the wording for Section 25.2.3.a where it discusses the “building envelope”. He believes it should address setbacks or minimum distance between buildings instead of building envelope; this could affect density. The Planning Commissioners discussed The Enclave and other condominium developments in the township.

Rick Sprague pointed out that the section also notes that the units must comply with the minimum lot area, width, and setback requirements in the zone district in which the building is located; most of the time condominiums are located in a PUD so the Planning Commission can set the requirement.

Sue Molhoek suggested that Rick Sprague speak with the township attorney for clarification of the 1st and 2nd parts of that Section 25.2.3 to make the parts more compatible.

Manufactured Housing Discussion:

Sue Molhoek noted that Township Attorney Jim Brown will forward this Ordinance to the Manufactured Housing Commission for review before it can be approved at the township level.

Ed Robinette noted that the definition of a Manufactured Housing Community states that “...three or more manufactured homes are located on a continual non-recreational basis.....” Would two manufactured homes not be considered a community? Rick Sprague explained that the township ordinance does not allow more than one structure on a lot so this would not be an issue.

Ed Robinette verified that the existing park would not be forced to comply with this amended ordinance. Rick Sprague said that if the park were to expand then the expanded area would be required to comply.

Private Road Ordinance:

Michael Fuller discussed the private roads in his development and his concerns with lack of bus and fire truck access.

The Planning Commissioners discussed the new standards for being allowed to construct a building on an existing private road, provided there would not be an extension of the road or a new lot created for the construction.

Dave VanDyke asked if a home were being built on an existing private road and the surface was not up to standard what would be required. Rick Sprague explained that the owners would have to upgrade the road.

3. Public Comment.

None.

4. Update from Township Planning Director.

There are currently two items on the agenda for October.

Dave VanDyke will not be in attendance.

The meeting was adjourned at 8:00 p.m.

Wayne A. Harrall – Secretary