

PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the November 26, 2002 Meeting

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, November 26, 2002 at 7:30 p.m.

Present were Commissioners Michael J. Fuller, David A. VanDyke, Rusty Merchant, Susan B. Lovell, Susan Molhoek, Stephen Fry, and Wayne Harrall. Also present was Township Planner Susan Thomas.

1. Approve minutes of regular meeting of October 22, 2002.

Susan Molhoek, seconded by David VanDyke, moved to approve the regular minutes of October 22, 2002. Motion passed unanimously.

2. Approve minutes of the special work session meeting of November 11, 2002.

Wayne Harrall, seconded by Stephen Fry, moved to approve the special work session minutes of November 11, 2002 with one correction. Motion passes unanimously.

3. Public Hearing on Dave Douma's request on behalf of Porter Hills Presbyterian Village to amend their Special Land Use to allow for the addition of a lot, an addition to the main building and an entrance landscape structure; relocating the campus' entrance and the administration building's parking lot; and reconfiguring the entryway area of the main building all at 3600 Fulton Street SE.

Dave Douma, President of Porter Hills Presbyterian Village, introduced Todd Stuiwe of Excel Engineering.

Mr. Stuiwe gave a presentation to the Commissioners regarding the changes to the site plan. Changes to the site plan are: addition to the building's entrance area; relocating the existing entrance to the west; sidewalks added to both sides of the boulevard; extend the sanitary sewer main to follow the MDOT submissions; increase inbound radius; added a striped cross walk; added a security gate; and increased berming.

Eileen Nacht, of Dorsky Hodgson & Partners, spoke regarding the architecture of the project.

Sue Thomas summarized her staff report dated November 19, 2002.

Susan Lovell, seconded by Rusty Merchant, moved to open the public hearing. Motion passed unanimously. There were no public comments. Susan Molhoek, seconded by Rusty Merchant, moved to close the public hearing. Motion passed unanimously.

David VanDyke suggested to Ms. Nacht that the security gate call box be placed before the turnaround to help with traffic flow.

The commissioners also had questions regarding the signage and the placement of the landscape feature. Ms. Nacht stated that the signage package is presently being worked on. The sign will be freestanding and the landscape feature's wing wall will be its backdrop. She also stated that the Landscape feature could shift away from the exit lane curb.

Stephen Fry, seconded by Wayne Harrall, moved to approve the Special Land Use amendment with the following conditions:

1. The Commission finds the proposed Special Land Use meets the standards of Section 16.1(b) of the Zoning Ordinance for Special Land Uses. Approval is for the Site Plan dated November 25, 2002.
2. The security gate shall be of a style that allows the Fire Department to utilize a predetermined security code to enter. The call box shall be located west of the turnaround.
3. The berm and required landscaping shall comply with the intent of condition #6 of the Special Land Use amendment granted by the Planning Commission on July 28, 1998, which stipulates the Administration Building's parking lot may not be visible from Fulton Street.
4. A landscape plan shall be provided to the Township for review and approval prior to construction of the new entrance from Fulton Street.
5. The landscape structure shall be no closer from the entrance driveway than 4 feet from the back of the curb and 18 feet from Fulton Street right-of-way.

Motion passed unanimously.

4. Work Session.

The Planning Commissioners reviewed the proposed changes to Chapters 1,2,3,3A and 4 of the Zoning Ordinance which includes the introductory chapters to the Zoning Ordinance and the residential zoning districts. Many of the changes to chapters 3A and 4 involved making them more like chapter 3 which the Commissioners had previous approved the changes to. Most of the discussion revolved around proposed special land uses.

The meeting was adjourned at approximately 10:00 p.m.

Susan Lovell, Secretary