

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the May 25, 2004, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, May 25, 2004, at 7:30 p.m.

Present were Chair Michael J. Fuller, Commissioners Wayne A. Harrall, Stephen C. Fry, David A. VanDyke, and James Saalfeld. Absent was Secretary Susan B. Lovell, Vice-chair Susan Molhoek joined the meeting in progress. Also present was Township Planner Sue Thomas.

1. Approve minutes of the regular meeting of April 27, 2004.

Wayne Harrall, seconded by James Saalfeld, moved to approve the minutes as amended. Motion passed unanimously.

2. Public Hearing on Brian McNamara's request to rezone part of the property addressed 888 Forest Hill Avenue SE from R-1 to C.

Mark McNamara summarized his request to rezone part of 888 Forest Hill Avenue SE from R-1, Single-family Residential, to C, General Commercial, and to also request a Special Land Use for outdoor dining facility.

Sue Thomas summarized her staff report dated May 17, 2004. She also mentioned a letter from a neighboring resident who stated that they would like a buffer between the business and the residents.

David VanDyke, seconded by Stephen Fry, moved to open the public hearing. Motion passed unanimously.

There were no public comments. Wayne Harrall, seconded by James Saalfeld, moved to close the public hearing. Motion passed unanimously.

The Commissioners discussed: walkway, fence, dimensions, and berming.

Wayne Harrall, seconded by James Saalfeld, moved to approve the rezoning based on moving the property line 160 feet east of the west property line in accordance with the legal description of 888 Forest Hill Avenue (not including the parking lot), dated March 8, 2004. Motion passed unanimously.

3. Public Hearing on Brian McNamara's request for a Special Land Use for Outdoor Dining at Marco's Bristo at 888 Forest Hill Avenue SE within the C, General Commercial Zoning District.

Stephen Fry, seconded by James Saalfeld, moved to approve the Special Land Use for Outdoor Dining with the following conditions:

1. Hours of operation for the outdoor dining shall be from 11:00 a.m. to 8:00 p.m., Monday through Saturday.
2. There shall be no added outdoor lighting.
3. The Commissioners feels this meets requirements for Special Land Use approval.
4. The approval is limited to Marco's Bristo addressed at 888 Forest Hill Avenue SE for the length of four years.

Motion passed unanimously.

4. Consideration of Frank Holshoe's preliminary site condominium plan for the 40-unit Sycamore Woods Site Condominium at 3310 Shear Avenue NE.

Scott Steiner, summarized a preliminary site condominium plan for Sycamore Woods.

Susan Molhoek joined the meeting at this time.

Commissioner's concerns and questions:

Sanitary/sewer; wastewater treatment system; sidewalks should be included; access to the open common area; too many units at the inside of the turn; steep grades; future connections with other roads; landscaping; access of existing homes to be shown; exclusion of existing buildings; owner of parcel 001 and the shape of lot 001; screening/buffering of existing homes; vacated public road right-a-way; an attempt to correspond with Windy Ridge; elevations up to Grand River Drive; and clarification of the cul-de-sac and how to service the property to the west.

The meeting was adjourned at 8:49 p.m.

Susan B. Lovell