

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the October 26, 2004, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, October 26, 2004, at 7:30 p.m.

Present were Chair Michael J. Fuller, Vice-chair Susan Molhoek, Secretary Wayne A. Harrall, Susan B. Lovell, Commissioners David A. VanDyke, Stephen C. Fry, and James Saalfeld. Also present was Township Planner Richard Sprague Jr.

1. Approve minutes of the regular meeting of September 28, 2004.

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

2. Public hearing- Frank Holshoe's Preliminary Plan request for Sycamore Woods Single Family Site Condo development.

Todd Hendricks summarized the Step 3 Preliminary Plan for the property at 3310 Shear Avenue NE, otherwise known as Sycamore Woods, to allow for the construction of 42 homes. Mr. Hendricks also summarized Township Engineer Bob Bruggink's letter dated October 21, 2004. He addressed all 12 points of the letter. Mr. Hendricks then addressed Township Planner Rick Sprague's staff report dated October 21, 2004. Ron Antuma handed out new revised site plans dated October 22, 2004 to the Commissioners.

Stephen Fry asked about the temporary cul-de-sac at the end of Lilian Drive.

Susan Lovell stated that she feels that there are too many holes in the plan for the Commission to review. Susan Molhoek agreed with this statement.

Township Planner Rick Sprague summarized his staff report dated October 21, 2004.

Susan Molhoek asked about signage to the development. Mr. Holshoe said that there would be a sign and landscaping at the entrance.

Stephen Fry, seconded by Susan Lovell, moved to approve opening the public hearing. Motion passed unanimously.

Laura Meek, 4562 Loggers Run NE, asked about the detention pond and would like a bigger buffer.

Ken Kool, 3290 Shear Avenue NE, asked about the impact of that many wells in this area.

Gary Veenstra, 3288 Shear Avenue NE, asked about the top of the hill and is concerned about water run off from the hill.

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

Stephen Fry stated that several things are missing from the plan. He would like to see a preliminary grading plan, the no disturb areas to be identified, and all easements shown.

Susan Lovell, seconded by Stephen Fry, moved to table until the applicant has addressed such items: preliminary grading plan to include all retaining walls; the no disturb area to be identified; temporary cul-de-sac should be shown as well as easements; there should be clear property lines; a tree plan; a lighting plan; an entrance plan showing signage and landscape; all public street extensions need to be resolved with the Road Commission and shown properly on the plan; all storm water retention/detention basins to be labeled; septic tanks and roadway to the tanks labeled; and right-a-ways widened to separate the sidewalks from the road. Motion passed unanimously.

3. Public hearing- Halland Homes Preliminary Plan request for Gracepoint Single Family Site Condo development.

John Halland reviewed the Grace Point Project Narrative dated October 19, 2004.

Mr. Halland's attorney Bob Scott spoke regarding sanitary/sewer and water referring to a letter he handed out to the Commissioners.

Township Planner Rick Sprague summarized his staff report dated October 21, 2004. Mr. Sprague suggested tabling this item until the Township attorney has reviewed the issue of sanitary/sewer and water.

David VanDyke asked the developer to take a look at lot lines to make sure they are accurate on the plan.

Mr. Halland spoke regarding the history of the development and other options to the sewer main and water main.

Susan Lovell, seconded by Wayne Harrall, moved to approve opening the public hearing. Motion passed unanimously.

Michael Van De Bogert, 4725 Forest Hill Court, concerned about trusting Mr. Halland because Mr. Halland has not kept his word in the past. He stated that Mr. Halland never came back to him with a plan. He is also concerned about traffic on Forest Hill Court and would like a traffic study done.

Marie Haviland, 111 Forest Hill Avenue, very concerned about traffic on the street and the entrance of the development.

Sue Hieronymus, 4779 Forest Hill Court, very opposed to this development.

Dave Listello, 4770 Forest Hill Court, feels that the developer cannot be trusted because of past behavior. Damage has been done to his property by the developer and letters have been written to the Township Supervisor.

Rich Michels, 4625 Forest Hill Court, concerned about the severity of the slope and he believes that removing the trees would cause the hill to slide.

Bruce Schlanderer, 60 Forest Hill Court, spoke in support of the development.

Laura Goodrich, 4750 Forest Hill Court, asked about ownership of neighboring property and grading of the hill. She also stated that Forest Hill Court is in an Association so all the homes on that street would make any decision.

Ms. Tourison, 144 Forest Hill Avenue, spoke regarding the traffic on Forest Hill. She asked that the Commission please take a look at the traffic problem. She also spoke regarding the grading and destroying trees.

Susan Lovell, seconded by Susan Molhoek, moved to close the public hearing. Motion passed unanimously.

Susan Lovell, stated that she does not like separate septic tank and drainfield system and would like to see a traffic study. She is also concerned about the way Mr. Halland has dealt with the Township and the neighbors.

Susan Molhoek would like to see more items stated on the plan.

Wayne Harrall asked about slopes.

James Saalfeld stated that the attorney needs to take a look at this before the Commission can move on this. He is also concerned about erosion control.

David VanDyke stated that if the neighbors decide not to cooperate with Mr. Halland, then private system is an option.

Wayne Harrall stated that traffic on Forest Hill is busy and feels that a left turn lane and widening the sight distance will improve the area. He would like a communal sewer/septic to be considered.

Susan Lovell, seconded by Stephen Fry, moved to approve tabling the issue until the Township Board has had a chance to review what is considered reasonable for sewer/sanitary and that all the comments from the Commissioners are addressed. Motion passed unanimously.

4. Public Hearing- Fredrick Meijer Gardens Special Land Use Amendment to install an LED sign at the front entrance.

Brent Dennis, Meijer Gardens Representative, spoke regarding his request for a Special Land Use Amendment to allow for an LED message board to be attached to the existing East Beltline entrance sign with modifications.

Township Planner Rick Sprague summarized his staff report dated October 21, 2004.

Susan Lovell, seconded by James Saalfeld, moved to approve opening the public hearing. Motion passed unanimously.

Gwen Powers, 772 Bradford Place NE, feels the Gardens are overwhelming the area and she doesn't believe that anyone has any problems knowing what is going on at the gardens therefore they do not need such a sign. She feels that this sign is too commercial for the area.

Mort Hoffman, Township resident, he feels that this sign would be too much of a distraction for drivers.

Susan Lovell, seconded by Wayne Harrall, moved to close the public hearing. Motion passed unanimously.

David VanDyke feels that if this is allowed than it should be allowed through out the entire Township. He feels that this should not be approved in the East Beltline overlay district.

Wayne Harrall also shares the concern of safety for the drivers. He also would not like this in the overlay district.

Susan Molhoek would not like to set precedence for the Township to allow a LED sign.

Stephen Fry does not have a problem with a sign this size but does not like the flashing sign. He suggests a panel sign that would change verses a flashing light sign.

James Saalfeld agrees with Stephen Fry regarding a panel sign verses a LED sign.

Brent Dennis stated that he will retract the LED portion of the sign and that portion would be a panel sign.

Susan Molhoek, seconded by Susan Lovell, moved to table this item until Meijer Gardens comes back with a new sign. Motion passed unanimously.

The meeting was adjourned at 10:12 p.m.

Wayne Harrall