

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the March 27, 2007, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, March 27, 2007, at 7:00 p.m.

Present were Chair Susan D. Molhoek, Vice-chair Stephen C. Fry, Secretary Wayne A. Harrall, Commissioners Michael J. Fuller, James Saalfeld, and Edward J. Robinette. Absent was Commissioner David A. VanDyke. Also present was Township Planning Director Richard Sprague Jr.

1. Approve minutes of the regular meeting of February 27, 2007.

Wayne Harrall, seconded by Edward Robinette, moved to approve the minutes as presented. Motion passed unanimously.

2. Site Condo Amendment- The Hills of Evergreen Lake.

Robert Dunston, Redstone Group, spoke regarding the consideration of the addition of lot #13 to the Hills of Evergreen Lake Site Condominium. The original site plan included 12 lots.

Susan Molhoek opened the public hearing.

Jon DeYoung, 2984 Hoag Avenue NE, spoke regarding the water run off, off this property, onto his property. He also mentioned that there is a spillway on the North side of the property where storm water is not being contained.

James Saalfeld, seconded by Stephen Fry, moved to close the public hearing. Motion passed unanimously.

Richard Sprague, Township Planning Director, summarized his staff report dated March 21, 2007.

Wayne Harrall spoke regarding the watershed off the property onto the neighbor's property. Mr. Dunston spoke regarding how he could fix this.

Stephen Fry, seconded by Michael Fuller, moved to approve site plan modification dated 2-20-07 with the following conditions: fall protection shall be added to retaining wall on site 13; removal of the existing garage shall be with-in one year of approval; and the final review and approval of drainage runoff of lot 13, to be captured and brought to the detention pond, shall be approved by the Township Engineer. Motion passed unanimously.

3. Comprehensive Land Use Plan- Public Hearing.

Tim Johnson, Main Street Planning Company, gave a brief update of the revisions for the Comprehensive Land Use Plan.

Richard Sprague, Township Planning Director, summarized his staff report dated 3-21-07 which included correspondence received.

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

Mort Hoffman, 42 Robinhood Drive SE, asked the Commission questions regarding how this plan fits in with the East Beltline. He also asked about what kind of businesses could go in Northtown. Mr. Hoffman asked questions regarding the Beltline south of the Expressway.

Dave Schermer, 351 Saddleback Drive NE, asked about the old golf course piece of property.

Wayne Harrall, seconded by Edward Robinette, moved to close the public hearing. Motion passed unanimously.

The Commission, along with Rick Sprague and Tim Johnson, reviewed the document with comments from James Brown dated 2-21-07.

Michael Fuller, seconded by Stephen Fry, moved to table for revisions and a final draft to be printed. Motion passed unanimously.

4. Update from Township Planning and Zoning Administrator.

Rick Sprague updated the Commissioners on upcoming items.

The meeting was adjourned at 8:22 p.m.

Wayne A. Harrall