

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the November 22, 2005, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, November 22, 2005, at 7:00 p.m.

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

1. Approve minutes of the regular meeting minutes of October 25, 2005.

Wayne Harrall, seconded by Edward Robinette, moved to approve the minutes as amended. The amendments are: James Saalfeld was at the meeting and not absent; and on page 2, 7th paragraph, change the word excess to access. Motion passed unanimously.

2. Previously Tabled: Porter Hills Presbyterian Village Inc. (a.k.a. Cook Valley) is seeking a rezoning of property along East Paris from R-1 (Single Family Residential) to PUD-3 (Medium Density Residential/Low Density Office PUD).

David Fellenstein, spoke regarding changes made to the previous site plan. He addressed issues the Commissioners were previously concerned about.

Rick Sprague spoke regarding a couple things he would like to add to the conditions of approval.

Steve Fry, seconded by Wayne Harrall, moved to approve rezoning property from R-1 to PUD-3 with the following conditions:

1. The approval is for the site plan dated November 13, 2005.
2. All conditions outlined by the Township Engineer in his letter dated November 11, 2005.
3. Unit size modifications are approved based on the modifications allowed in Section 17.6.2.d based on a pro rata allocation of the common areas to each unit.
4. The Planning and Zoning Administrator be allowed to review and approve a Final Landscaping Plan prior to the Township Board taking up the rezoning request.
5. One-way signage shall be added to the front entry, a no exit sign shall be added to the front entry, and a stop sign shall be added where Cook Valley Blvd. connects to the new private road and shall have Township Planner approval.
6. Extend sidewalk, along East Paris, to continue it's present (59 feet from center of East Paris) to the access off East Paris and then transition as shown on the

November 18th plan. The internal sidewalk and external sidewalk shall connect. Applicant shall grant an easement to the Township for the sidewalk.

7. Sidewalk to be extended off the south building to connect around the future parking spaces.

Motion passed unanimously.

3. Previously Tabled: Mosaic Properties is requesting a rezoning of property located near the intersection of Knapp and Leffingwell from R-1 (Single Family Residential) to PUD-5 (Community Service PUD).

Brad Rottschafer, Mosaic Properties, spoke regarding the request for rezoning from R-1 to PUD-5 to use as a mixed use of commercial, work/live units, and residential.

Rick Polaski, Nederveld Associates, spoke regarding changes to the revised site plan. He also gave a presentation of why they are requesting the rezoning.

Township Planner Rick Sprague spoke to the public to update them on the project. He summarized his staff report dated November 17, 2005.

Stephen Fry, seconded by James Saalfeld, moved to approve the rezoning of 2120 Leffingwell Avenue, 2853 Knapp Street, and 2907 Knapp Street from R-1 to PUD-5.

Wayne Harrall stated that he could not support the retail portion of this development. Michael Fuller also stated that he does not like this amount of density on this site and feels that it does not fit this area.

James Saalfeld feels that there have been a lot of changes to this area and feels this would fit but does not agree to approve without a traffic study.

Stephen Fry feels this does fit this area and does not feel that a change to the master plan is needed to approve this. He would like to see the whole package ahead of time to review it. He would like to see landscaping plans, floor plans, elevations, and traffic studies.

Dave VanDyke stated that he agrees with Stephen Fry and would like more information to study the area.

The motion has been taken off the table.

Stephen Fry, seconded by Edward Robinette, moved to table for more information. Motion passed unanimously.

Stephen Fry left the table and discussion at this time due to a conflict of interest of the next agenda item.

4. Advisory Public Hearing: Rainier Investments is requesting to rezone property located at the East Beltline and Three Mile Intersection as well as land on Dunnigan from C-1 (Neighborhood Commercial), R-1 (Single Family Residential) and SR (Suburban Residential) to PUD-5 (Community Service PUD).

Kevin Einfeld, explained to the Commission the meetings that were held with the residents. He stated that the plan was presented to the East Beltline Overlay district.

Jim Fielder addressed comments and concerns that were brought up by Township Attorney, Jim Brown.

Township Planner, Rick Sprague, spoke summarizing his staff report dated November 18, 2005.

Susan Molhoek stated that 7 letters, the Township received, spoke in favor of the project and 4 letters spoke in opposition.

Wayne Harrall, seconded by Michael Fuller, moved to open the public hearing. Motion passed unanimously.

Phil Koenders, 2662 Dunnigan Ave., spoke in opposition to a mall. He does not want Dunnigan as an access point to the mall.

Dick Jasinski, 3724 Windshire Dr., he spoke in favor of the lifestyle center. He feels that the lifestyle center would be a great asset to the area.

Howard Koenders, 2626 Dunnigan Ave., asked questions regarding which way the houses would be facing. He does not want backyards along Dunnigan. He objects to the whole thing.

Ed Beaumont, 1776 Flowers Mills Ct., feels that his project is looking for an Ordinance to fit it and not to fit the Ordinance. He feels that this is violating the East Beltline Overlay District.

Teresa Dykhuis, 3100 Cooks Meadow Dr., very much opposed to this development. Does not want the traffic and noise that development brings.

Martin Andree, 3990 4 Mile Rd., spoke in support of the project. The corner has been zoned for commercial for several years.

Scott Branc, 285 Saddleback Dr., spoke in favor of this rezoning. The proposed development would be a better alternative to that found on 28th street.

Judy Barnes, 1633 East Beltline Ave. (representing the Grand Rapids Area Home Builders Association), spoke in favor of the project.

Bob Roth, 1665 Flowers Crossing Dr., spoke in support of the project. He stated that this would add tax base to the Township and would be an asset.

Jim Keller, Owner of property North of the proposed development, spoke strongly in support of the rezoning.

Mort Hoffman, 42 Robinhood Dr., thinks that there are a lot of unanswered questions regarding traffic.

Jane Hackbardt, 2715 East Beltline Ave., spoke in favor of the development. Stated that she lives near the proposed development and has expected the land to be developed as commercial.

Frank Lynn, 3446 Devon Dr., spoke in opposition to the development. He wants it to be a real mixed-use project.

Steve Glover, 4480 Toulouse Dr., spoke in support of the development.

Larry Gerbens, 1815 Flowers Crossing Dr., stated that he would like to have the bar raised and not repeat what happened at Celebration Village/Knapp's Corner (City of Grand Rapids).

Joe Horlings, 2111 Sarlet Court, spoke in favor of the project.

John Doorn, 2061 Dunnigan Ave., feels that the integrity of the developers is pleasing. He is in support of the project. Stated that he researched home sales around the Village of Rochester Hills and found that they were not devalued once the development was built.

Karen Fisher, 2488 McIntosh Ave., spoke in opposition to the project because she feels there does not need to be anymore retail in this area. Afraid of the added traffic and extending the development until communities merge like some communities around Detroit.

Rex Larsen, 2861 Winesap Dr., spoke in opposition to the development and increased traffic. Feels development will have a negative impact on property values.

Mrs. Bronsink, 2756 McIntosh Ave., is questioning the impact this development will have on the area including school traffic.

Keith King, 2303 Elmer Dr., not sure if he is for or against it. The property will develop and the Township should plan accordingly. He has sold property near malls and they do not devalue property values.

Bob Kropewnicki, 3544 3 Mile Road NE, is concerned about traffic. Likes to walk but can no longer feel safe walking on the roads.

Scott Reilly, 2855 Copperwood Ct., is concerned about traffic. Does not want to live next to another Alpine Avenue. Appreciates that the communities here have not developed like Detroit.

Bob Trout, 3558 Mason Lake Rd., would like less parking on the site. Has visited Europe and they have underground parking to preserve green space. Would like walking paths and bike trails to incorporate with the development between Knapp and Three Mile Road.

Denise Centala, 4320 Knapp St., spoke in opposition to the development.

Sheryl Kropewnicki, 3544 3 Mile Road NE, feels the residential buildings are too big. She is concerned about future development of the wetlands behind her house.

Tom Verhage, 4545 Michigan St., feels the Township has always approved developments in a thoughtful way. He spoke in support of the rezoning.

Jeanne Eggers, 2781 Johnathan Ave., is concerned about traffic and schools overcrowding.

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

5. Update from Township Planning and Zoning Administrator.

Rick Sprague updated the Commissioners on what is coming up in future meetings.

Edward Robinette, seconded by David VanDyke, moved to adjourn the meeting. Motion passed unanimously.

The meeting was adjourned at 9:15 p.m.

Wayne A. Harrall