

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the September 27, 2005, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, September 27, 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, and David A. VanDyke. Also present was Township Planning and Zoning Administrator Richard Sprague Jr.

1. Approve minutes of the regular meeting minutes of August 23, 2005.

Edward Robinette, seconded by Stephen Fry, moved to approve the minutes as amended. Motion passed unanimously.

2. Approve minutes of the special meeting minutes of September 13, 2005.

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

3. Public Hearing: Meijer Gardens seeking Special Land Use Amendment for a new ground sign.

Brent Dennis spoke regarding the request to amend the Special Land Use request for a new ground sign at the East Beltline entrance.

Stephen Fry, seconded by Wayne Harrall, moved to open the public hearing. Motion passed unanimously. There were no public comments. Wayne Harrall, seconded by Stephen Fry, moved to close the public hearing. Motion passed unanimously.

The Commissioners asked questions regarding: size of the sign; the planters on the sign; and lighting of the sign.

Rick Sprague spoke regarding his staff report dated September 22, 2005.

Stephen Fry, seconded by David VanDyke, moved to approve the sign proposal as presented because of the following:

1. Special conditions or circumstances exist which are peculiar to the land or use and which are not applicable to other lands or uses in the Overlay District.
2. The literal interpretations of this Overlay would deprive the applicant of property rights commonly enjoyed by other properties in the Overlay District.
3. The authorizing of such modification will not be of substantial detriment to neighboring property and will not be contrary to the spirit and purpose of this Overlay District.

4. The modifications of requirements is justified due to the nature, size, density, location or design of the proposed PUD, or Special Land Use, including the design or placement of proposed signs.
5. The modifications do not increase the overall area of the existing sign.
6. The modification is necessary to the unique design of the actual sign itself.

4. Discussion: Review Master Plan Request for proposal.

The Commission reviewed the Master Plan Request for proposal.

5. Update from Township Planning and Zoning Administrator.

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

The meeting was adjourned at 7:23 p.m.

Wayne A. Harrall