

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the September 28, 2004 Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, September 28, 2004, at 7:30 p.m.

Present were Chair Michael J. Fuller, Vice-chair Susan Molhoek, Secretary Susan B. Lovell, Commissioners Stephen C. Fry, David A. Van Dyke, and James Saalfeld. Absent was Wayne A. Harrall. Also present was Township Planning and Zoning Administrator Rick Sprague.

1. Approve minutes of the regular meeting of August 24, 2004.

David Van Dyke, seconded by Susan Lovell, moved to approve the minutes as amended. Motion passed unanimously.

2. Conceptual Review- Halland Homes request for Gracepoint Single Family Site Condo Development.

Mr. Halland was not present so the commission moved this item to number 5 of the agenda.

3. Conceptual Review- Copperwood LLC's request for Phase 3 of the Copperwood Single Family Site Condo Development.

Gene Szepeinski, representing Copperwood LLC, spoke regarding the request for Phase 3 of Copperwood.

Township Planner reviewed his staff report dated September 24, 2004. Rick also summarized a letter from Township Engineer, Bob Bruggink, dated September 17, 2004.

David Van Dyke asked about the numbering of lots on the plan. Mr. Szepeinski said they would renumber the lots according to the first two phases.

Stephen Fry's concerns are: easement for future bike path along Bird Avenue should be shown on plan; access to green space pond area; and concerned about sidewalks being too close to the road.

James Saalfeld asked the developer to recheck lots 22, 23, and 24 for setbacks.

Because this is a conceptual review the Commission did not need to take any action.

4. Site Plan Review- Eastbrook Development Companies request for Arbor Hills Phase 5 and 6 (Previously known as Phase 5).

Zachary Voogt spoke regarding Site Plan Review for Arbor Hills Phase 5 & 6. He spoke about building through the winter months, renumbering of the phases, water and sewer continuing through these phases, and the changes were explained that are significant from the original site plan.

Township Planner Rick Sprague summarized his staff report dated September 24, 2004. Rick also reviewed Bob Bruggink's letter dated September 22, 2004.

Susan Lovell is concerned about the filling in of wetlands.

Susan Molhoek asked about the site grading.

Stephen Fry, seconded by Susan Molhoek, moved to table until the developer revises the plan according to Bob Bruggink's letter and Rick Sprague's staff report. Motion passed unanimously.

5. Conceptual Review- Halland Homes request for Gracepoint Single Family Site Condo Development.

John Halland spoke regarding his site plan for Gracepoint Single Family Site Condo. He mentioned all the attachments he sent to the Township. He mentioned that this development would look and feel like Ryan Ridge with street lighting and sidewalks.

Township Planner Rick Sprague summarized his staff report dated September 24, 2004. He also reviewed Township Engineer Bob Bruggink's letter dated September 15, 2004.

Wastewater disposal was discussed with the developer and the commissioners.

Susan Lovell would not like to see septic tanks in this area.

James Saalfeld asked about a left turn lane added.

Stephen Fry states that the sidewalk needs to be moved away from the road; there should be a buffer between residential and the industrial neighboring property; and a new letter from Bob Bruggink stating that septic tanks is the only option should be obtained.

David Van Dyke asked about getting an easement from the railroad.

The Commission did not take action because this was a conceptual review.

6. Report from Planning and Zoning Administrator.

Rick Sprague updated the Commission with future plans.

The meeting was adjourned at 9:09 p.m.

Wayne A. Harrall