

PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the August 26, 2003, Meeting

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, August 26, 2003, at 7:30 p.m.

Present were Chair Michael J. Fuller, Vice-Chair Susan Molhoek, Secretary Susan B. Lovell, Commissioners David A. VanDyke, Rusty C. Merchant, Wayne A. Harrall, and Stephen C. Fry. Also present was Township Consultant Mark Sisson.

I. Approve minutes of the regular meeting of July 22, 2003.

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

2. Approve minutes of the special meeting of July 29, 2003.

David VanDyke, seconded by Wayne Harrall, moved to approve the *minutes* as presented. Motion passed unanimously.

3. Preliminary informal discussion on a request by Danny Wang to rezone property located at 2727 East Beltline NE from R-1 to PUD-2.

Tim Awscock, TJA Architecture Inc., spoke regarding the request to rezone the property at 2727 East Beltline NE. He addressed such issues as: septic system; lot size; and the building size.

Dr. Wang spoke regarding his request for the rezoning.

Mark Sisson summarized his staff report dated August 20, 2003.

The Commission discussed: the intent of the PUD-2 zoning; the narrow strip of PUD-2 lots in this area of the East Beltline; how the Commission would like to encourage the Township to use condemnation for public utilities for this area; regarding the site plan- parking lot too close to residential property; plan needs more buffering to the existing residents; proposed plan is too dense- would like to see smaller square footage; shared driveway location; drainage issues; and a smaller front set back to allow a bigger buffer to the west.

Susan Lovell, seconded by Wayne Harrall, moved to recommend to the Township Board to seriously consider condemnation for public utilities and if condemnation *is* not warranted then consider allowing a septic system. Motion passed.

4. Revised landscape plan. Eastlake Condominiums. 4211 East Fulton Street NI

Mark Buddy, Redstone Group, spoke regarding the revised landscape plan for the Eastlake Condominiums. The modification of the approved landscape plan *is* for the construction of a six-foot high privacy wall along a portion of East Fulton.

Mark Sisson summarized his staff report dated August 20, 2003.

The consensus of the Planning Commission *is* to bring this plan back to the Planning Commission after minor modifications are made to put the wall with-in the 35-foot setback.

The meeting was adjourned at 8:55 p.m

Susan B. Lovell