

**PLANNING COMMISSION
OF THE CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the July 29, 2003, Special meeting**

A special meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, July 9, 2003 at 7:00 p.m.

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

1. The purpose of the special meeting was to hold a Public hearing on the proposed **NORTH EAST BELTLINE OVERLAY ZONING DISTRICT**.

Mark Sisson presented an overview of the proposed overlay district. Susan Molhoek moved to open the public hearing. The motion was supported by Susan Lovell and carried.

Public Comments

Jim Brown, 338 Greenbriar Dr. SE urged the Planning Commission to the amendment and noted that it represent an important cooperative effort between the Township, the City of Grand Rapids, and Plainfield Township. He felt that adoption of the overlay places the Township in a much better position to retain control of remaining East Beltline areas within the Township.

Rick Palman, 3200 East Beltline NE, questioned how the overlay provisions will be applied to smaller lots when the required setbacks would leave little or no developable area. Sisson explained that the Planning Commission has the ability to modify the requirements if needed under special circumstances.

Ted Siereveld, 2714 Macintosh NE Expressed concern about having too much flexibility and as asked for confirmation about requirements for grass strips, sidewalks, and where the required front setback line is measured from.

Chairman Fuller explained that the setbacks are measured from the outside edge of the right through lane/travel lane and not the edge of pavement or back of the curb. Sisson explained that sidewalks must be located inside of the public right-of-way (when required along the street) and that the required greenbelts are to be between the right-of-way and parking lots on private property.

Rusty Merchant moved and Susan Lovell seconded the motion to close the Public Hearing. Motion Carried.

Sisson and Fuller noted that a formal recommendation to the Township Board on the proposed Overlay District Amendments will wait until the proposed comprehensive ordinance amendments are completed. All will be forwarded together for action by the Board at one time.

Susan Lovell moved to adjourn the meeting. Rusty Merchant seconded and the motion carried. Meeting adjourned at 7:37 p.m.

Susan B. Lovell