

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the February 25, 2003, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, February 25, 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 Planner Susan Thomas.

1. Approve minutes of the regular meeting of January 28, 2003.

Susan Molhoek, seconded by Rusty Merchant, moved to approve the minutes with one correction- item #7 Stephen Fry abstained from voting. Motion passed unanimously.

2. Public hearing on Bank One's request to amend the previously approved TC-PUD (Ordinance #304) to allow for a 4,000 square foot bank branch at 3238 Knapp Street NE.

Alan Okon, of Nudell Architects, stated that the new plan addresses Sue Thomas' previous staff report.

Sue Thomas summarized her staff report dated February 19, 2003 and a letter from Township Engineer dated February 19, 2003.

Mr. Okon is asking the Township for a cross access easement agreement to equally divide the 55-foot driveway going east and west, splitting it half on their property and half on Township property. He also mentioned that he is willing to agree to meet all requirements outlined in Sue Thomas' report.

Rusty Merchant, seconded by Susan Lovell, moved to open the public hearing. Motion passed unanimously.

Mort Hoffman asked about access onto the East Beltline.

Susan Lovell, seconded by Susan Molhoek, moved to close the public hearing. Motion passed unanimously.

Commissioners Comments:

Susan Lovell- stated that she has no problem with the easement agreement and feels the architecture is nice. She would also like to see a non-motorized path and is concerned about traffic safety on Knapp Street.

Wayne Harrall- concerned about circulation because all traffic will have to leave on Knapp Street. He would like a wide enough ingress and egress from Knapp to accommodate three lanes and a bump out of some kind to deter traffic from exiting out onto the East Beltline.

David VanDyke- feels the easement is a fair thing to do. He also stated that he would like the Knapp Street exit to be widened.

Michael Fuller- would like a non-motorized path.

Susan Molhoek- concerned about cars stacking on Knapp Street.

Stephen Fry- would like to see elevations before making a decision. He also stated that the handicap parking needs to be brought up to code. Mr. Fry would like a curve/bump out to direct traffic in the right direction. He is uncomfortable with where the utilities are located. He also feels that a larger east/west access easement at this time would be intelligent.

Alan Okon stated that the bank would not like any more restrictions. He stated that he would not mind widening the drive to Knapp Street. Mr. Okon stated that Bank One has donated 2.5 acres to the Township, have extended utilities, and are willing to have a cross access agreement with the Township. He would like to proceed.

Susan Lovell, seconded by David VanDyke, moved to approve with the following conditions:

1. The PUD shall comply with the site plan dated February 7, 2003, as revised by the amendment dated February 25, 2003 which identifies the location of the East Beltline drive entrance on the property to be donated to the Township. Final determination of the East Beltline access location shall be coordinated between the Township Engineer and the Michigan Department of Transportation. The width of the East Beltline entrance shall be 24 feet wide. There shall be a 30-foot wide access easement on either side of the proposed mutual property line with the Township for the entire depth of the property west to east. The Planning Commission further determines that the requested amendment to Ordinance #304, as approved upon the below-listed conditions, is in compliance with the standards of Section 9.13 of the Zoning Ordinance.
2. The southern portion of the property (approximately 2.5 acres) as illustrated on the February 7, 2003 site plan shall be donated to the Township within seven days of the Township Board's approval on the proposed amendment to Ordinance #304.
3. All conditions outlined by the Township Engineer in his letter dated Feb.19, 2003.

4. A copy of the cross-easement access agreement for the southern portion of the property shall be provided to the Township prior to a building permit being issued. The easement shall be 30 feet wide and be located adjacent to the Bank's southerly property line for the entire depth of the property (west to east). The agreement shall be recorded at the Kent County Register of Deeds.
5. The applicant shall submit to the Township a revised Grading Plan that reflects the landscape berms along the East Beltline and Knapp Street.
6. The applicant shall submit to the Township a Lighting Plan for review and approval by the Township Planner.
7. The applicant shall submit an estimate to the Township for anticipated costs to engineer, grade and install a five-foot wide concrete sidewalk to connect to the Township property to the east. After the Township Engineer reviews and approves the estimate, a 125% of the estimate amount shall be placed in an escrow account at the Township for future use in constructing the sidewalk when deemed appropriate by the Township. The applicant and the Township shall enter into an agreement that stipulates the escrow funds will be released if the sidewalk has not been constructed by February 25, 2005.
8. Planning Commission expressly varies the provision in Section 14.5(7) of the Zoning Ordinance that states driveways serving off-street parking areas shall be at least 20 feet from any residentially zoned property, since the Township is the owner of the residentially zoned property in question, has already granted permission to share its driveway access and plans on having the home on it demolished later this year.
9. The architecture of the bank branch shall be similar to what is shown on the elevation drawings received by the Township February 7, 2003 and reviewed by the Planning Commission.
10. The applicant will allow for another 12-foot lane at the Knapp Street entrance for a total width of 42 feet. The lane will allow for left and right exit turning movements.
11. The applicant shall install appropriate traffic circulation signs.
12. The applicant shall revise the plan to illustrate the correct handicap parking space and ramp configurations.
13. In all other respects, not inconsistent with the above modifications, Ordinance #304 is confirmed and shall be in full force and effect.

Motion passed with one abstention.

Public hearing on Brent Dennis' request on behalf of Frederik Meijer Gardens to amend their Special Land Use to allow for the addition of a 434-space parking lot at 1000 East Beltline Avenue NE.

Darwin Feuerstein, Progressive Engineering, summarized the site plan requesting the construction of a 434-space parking lot at the southwest corner of the Gardens along Bradford Street.

Susan Thomas summarized her staff report dated February 17, 2002 and Township Engineer's letter dated February 19, 2003.

Susan Lovell, seconded by David VanDyke, moved to open the public hearing. Motion passed unanimously.

Gwen Powers, 772 Bradford Place NE

Concerned about water run off and the heat coming off the parking lot. She stated that the sound coming from the amphitheater would be greater because the natural tree buffer will be gone. Ms. Powers feels the fence is definitely a detriment.

Mort Hoffman

Asked what the area is used for now.

Ernie Fischer, 3075 Orchard Vista Drive

Stated that there had been storm water problems from nearby construction.

Bonnie Zerrenner, 782 Bradford Place

Asked about the size of the plantings and actual size of the buffer along Bradford Street.

Jean Gardener, 770 Bradford Place

Feels the street is not safe to walk on anymore.

Rusty Merchant, seconded by Susan Molhoek, moved to close the public hearing. Motion passed unanimously.

Commissioners Comments:

Susan Lovell- doesn't think this plan is fair to the neighbors and feels there has to be an alternative.

David VanDyke- is concerned about the Consumer Powers' easement because Consumers can, at any time, flatten anything in the easement. He also stated that the plan encroaches too much onto Bradford Street.

Rusty Merchant- concerned about sound and the landscape barrier between Bradford and the amphitheater. He feels the fence should go inside the landscaped area. He does like the idea of redirecting the storm water.

Stephen Fry- has a problem with a 67% increase in the amount of parking and with having only one entrance to the parking lot. He feels the landscape buffer needs to be increased and would like to see 15 to 20 feet of landscaping with the fence on the inside of the landscaping closest to the parking lot. Mr. Fry also asked about future parking plans.

Mr. Winger answered by stating that there are no other plans for future parking expansions.

Susan Molhoek, seconded by Susan Lovell, moved to table until a revised plan comes back to the Commission. Motion passed unanimously. The Commissioner discussed that there would be room on the April Planning Commission agenda to consider a revised plan.

3. Consideration of Brian Thompson's request for Final Site Condominium approval of Phase II of the Arbor Hills Site Condominium, which contains several changes from its preliminary approval.

Susan Thomas summarized her staff report dated February 17, 2003 and Township Engineer's letter dated February 19, 2003.

Brian Thompson, of Eastbrook Development Company, handed out revised site plans dated February 25, 2003 and summarized the changes for the Commissioners.

Commissioner's discussion included: sidewalks on the private roads; detention and retention ponds; renumbering of the lots; lot 48 being big enough for a home; temporary cul-de-sac; and Phase II boundaries with the temporary cul-de-sac.

Stephen Fry, seconded by Susan Lovell, moved to approve site plan for Phase II dated February 25, 2003 with the following conditions:

1. Approval is for the site plan dated February 25, 2003. All previous conditions of the preliminary site condominium approval shall be complied with.
2. All conditions outlined by the Township Engineer in his letter dated February 19, 2003 and any additional comments he may have on the February 25, 2003 site plan.
3. Utilities must to be extended beyond the limits of the temporary cul-de-sac.

The Planning Commission highly encourages sidewalks to be provided on one side of the private streets.

Motion passed unanimously.

4. Consideration of Ron Antuma's request for Final Site Condominium approval of Phases II and III of the Deerview Estates Site Condominium, which contains several changes from its preliminary approval.

Ron Antuma, of Roosien & Associates, on behalf of Frank Holshoe is requesting Final Site Condominium approval of Deerview Estates Site Condominium Phases II and III, which contains changes from preliminary approval. Mr. Antuma addressed the changes as: the road has been adjusted slightly to the north; minor changes to lot lines in some lots; added a detention basin; and an increase in open space.

Susan Thomas reviewed comments from Township Engineer's letter dated February 19, 2003.

David VanDyke, seconded by Susan Molhoek, moved to approve Phases II and III site plan dated January 10, 2003 with the following conditions:

1. Approval is for the site plan dated January 10, 2003 and to be revised to meet Township standards.
2. All conditions outlined by the Township Engineer in his letter dated February 19, 2003.
3. Units 34, 35 and 36 lot line shall be altered to meet the minimum Township standards for lot width.

Motion passed unanimously.

The meeting was adjourned at 10:26 p.m.

Susan B. Lovell