

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the January 27, 2004, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, January 27, 2004, at 7:30 p.m.

Present were Chair Michael J. Fuller, Vice-chair Susan Molhoek, Commissioners Wayne A. Harrall, Stephen C. Fry, David A. VanDyke, and James Saalfeld. Absent was Secretary Susan B. Lovell. Also present was Township Planner Sue Thomas.

Michael Fuller welcomed James Saalfeld to the Planning Commission.

1. Approve minutes of the regular meeting of November 25, 2003.

Wayne Harrall, seconded by Susan Molhoek, moved to approve the minutes with the spelling correction to Hoag Ave. Motion passed with James Saalfeld abstaining.

2. Approve minutes of the special meeting of December 15, 2003.

Stephen Fry, seconded by David VanDyke, moved to approve the minutes with correction stated. Motion passed with James Saalfeld abstaining.

3. Continued consideration of Gary Postema's request for a major change to the previously approved PUD-2 known as Cook Valley South to allow for two 10,000 square feet office buildings instead of one 37,800 square feet office building.

Jean Wodarek, Driesenga and Associates, spoke regarding the request for two 10,000 square foot office buildings. Changes include: The parking lot on the east side of the southern building has been removed; lot lines have been adjusted as requested; light fixtures have been added; building bump outs and door locations have been added; parking for both buildings has been calculated for medical uses in both buildings, and landscaping around the buildings has been illustrated.

Sue Thomas summarized her staff report dated December 30, 2003.

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

1. The PUD shall comply with the site plan dated December 22, 2003. The Planning Commission further determines that the requested amendment to Ordinance #402 and #416, as approved upon the below listed conditions, is in compliance with the standards of Section 9.13 of the Zoning Ordinance.
2. A revised site plan that addresses the sidewalk connection to East Paris Ave. shall be provided to the Township prior to building permits being issued.

3. Evidence of a vehicular cross access agreement between the two properties shall be provided to the Township prior to any building permits being issued.
4. Handicap access and ramps to meet all applicable codes.
5. All signs shall be placed on the applicant's property.
6. Land divisions shall occur along the lines described in the survey drawn by Excel Engineering dated November 10, 2003.
7. In all other respects, not inconsistent with the above modifications, Ordinance #402 and #416 are confirmed and shall be in full force and effect.

Motion passed unanimously.

4. Continued consideration of Bob Dunston's request on behalf of Pulte Homes for changes to the previously approved PUD-2 known as Evergreen Lake Residential Condominiums and changes to the previously approved R-1 site condominium known as Evergreen Lake Residential.

Jean Wodarek, Driesenga and Associates, spoke regarding the request of changes to the previously approved R-1 site condominium known as Evergreen Lake Residential and the PUD-2 condominium known as Evergreen Lake Condominiums. Changes include: no-cut zone labeled for existing trees; 22 new evergreen trees with an average height of 6-feet along the southern property line and 14 new evergreens along the north edge; a pedestrian access path was added to connect to the Evergreen Lake circular walking path; decks were added to each single family home to ensure Pulte's building products fit on the lots; the homes on lots 1 and 11 were moved for grading purposes; proposed drain field locations were added; and retaining walls were added.

Sue Thomas summarized her staff report dated December 30, 2003.

Questions by the Commissioners included: no-cut zones to be better labeled on all relevant sheets; the applicant needs to indicate the materials of the retaining wall; fall protection on top of the retaining walls needs to be added; proposed locations of the drain fields; and the possibility of connection to public sanitary sewer through private easements.

Michael Fuller read a letter from Bob Bruggink dated November 3, 2003.

Stephen Fry, seconded by Wayne Harrall, moved to approve with the following conditions:

1. The PUD shall comply with the site plan dated December 23, 2003. The Planning Commission further determines that the requested amendment to Ordinance #417, as approved upon the below-listed conditions, is in compliance with the standards of Section 9.13 of the Zoning Ordinance. In

- addition, the requested changes to the site condominium, as approved upon the below listed conditions, are acceptable.
2. All Conditions outlined by the Township Engineer in his letter January 14, 2004.
 3. A revised plan that clearly labels all "no-cut" zones and setbacks on relevant sheets.
 4. Retaining walls shall be a segmented block style of a natural color and they shall not exceed 6 feet in height without adequate fall protection.
 5. The applicant shall fully investigate supplying public sanitary sewer to the site with the Township Engineer, the Township Engineer to determine the feasibility and if it can be reasonably obtained. If the Township Engineer determines it is not feasible, then the site plan as illustrated with private septic systems is approved as is.
 6. In all other respects, not inconsistent with the above modifications, Ordinance #417 is confirmed and shall be in full force and effect. In addition, the previous conditions of final site condominium approval, not inconsistent with the above modifications, are in full force and effect.

Motion passed unanimously.

5. Public Hearing on Dr. Danny Wang's request to rezone property located at 2727 East Beltline Avenue NE from R-1 to PUD-2, Medium Density Residential/Low Density Office PUD.

Tim Allspach, TJA Architecture, spoke regarding the request to rezone the property located at 2727 East Beltline from R-1 to PUD-2. He passed out completely revised drawings to the Commissioners with the East Beltline access moved to the north end of the property per the Michigan Department of Transportation's input. The new site plan is dated January 27, 2004.

Sue Thomas summarized her staff report dated December 30, 2003.

Wayne Harrall, seconded by Susan Molhoek, moved to open the public hearing. Motion passed unanimously.

Ted Siereveld, 2714 McIntosh Avenue, spoke regarding the need for more screening between this new development and his property.

Kristy Dochod, 2734 McIntosh Avenue, agreed with Mr. Siereveld that there needs to be more screening. She is also concerned about water run off onto her property.

Stephen Fry, seconded by Wayne Harrall, moved to close the public hearing. Motion passed unanimously.

Dr. Wang spoke regarding his desire for a 4,000 square foot basement storage area. He wants storage for his medical records and a shower.

Stephen Fry addressed the new plan that was passed out tonight and stated that he is less comfortable with the new plan, the site is being stretched too much and basement storage would not be allowed because parking ratios are based upon gross floor area – regardless if building code deems the space not habitable for humans. He is concerned about the medical uses on the backside (lower level) of the building and the need for parking. He is concerned with the four added parking spaces for a total of 42 spaces since it would allow the entire building to be medical uses.

Wayne Harrall addressed drainage issues and proper screening for the neighbors. He would like the south part of the parking to be dropped two feet for drainage. A storm water easement to the north may be needed.

James Saalfeld agreed with Wayne regarding the screening for the neighbors to the west.

David VanDyke spoke regarding the parking lot and screening from it.

Michael Fuller spoke regarding the parking lot elevation.

Stephen Fry, seconded by Susan Molhoek, moved to approve with the following conditions:

1. The PUD shall comply with the site plan and landscape plan dated January 27, 2004. The Planning Commission further determines that the request, as approved upon the below-listed conditions is in compliance with the standards of Section 9.13 of the Zoning Ordinance.
2. All conditions outlined by the Township Engineer in his letter dated January 14, 2004 and his review of the new site plan dated January 27, 2004.
3. The applicant shall supply a revised site plan to the Township prior to a building permit being issued that includes: water and sewer easements and mains, a notation that vehicular cross access will be required in the future by the Township, 6-foot tall evergreen trees to be planted adjacent to the homes to the north and south, 8 to 10-foot evergreen trees to be planted on the western border berm, and 3 additional 8 to 10-foot evergreen trees to be planted and maintained to fill in the gap at the south end of the parking lot.
4. Copies of the necessary grading permits shall be supplied to the Township, including permission from the neighbor to the north, prior to a building permit being issued.
5. A copy of the recorded cross-easement access agreements for properties to the north and south of the property addressed 2727 East Beltline Avenue NE shall be provided to the Township prior to a building permit being issued.

- Access to the East Beltline Avenue driveway shall also be included. The applicant shall note that this East Beltline access may also serve as the sole access to the East Beltline for the properties to the north and south as required by the Township.
6. The applicant shall submit to the Township a Lighting Plan for review and approval by the Township Planner prior to a building permit being issued.
 7. The applicant shall submit an estimate to the Township for anticipated cost to engineer, grade and install a five-foot wide concrete sidewalk along the East Beltline. After the Township Engineer reviews and approves the estimate, the amount shall be placed in an escrow account at the Township for future use in constructing the sidewalk when deemed appropriate by the Township.
 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 to be 10 feet.
 9. A yard drain shall be placed at the rear northwest corner and connect to catch basin #3.
 10. The four most southerly parking spaces to be put in reserve and not allowed to be constructed until similar zoning to PUD-2 is in place on the adjacent southern property (therefore, medical uses are allowed only for Dr. Wang's 4,000 sq. ft office at this time). No basement storage is allowed.
 11. To facilitate matching the existing grade to the south, the south end of the west parking lot shall be lowered a minimum of 12 inches for a better transition to the south in the future.

Motion passed unanimously.

6. Consideration of Bank One's request for signage modification in the TC-PUD district at 3238 Knapp Street NE.

Alan Okon, on behalf of Bank One, spoke regarding the request for a signage modification. One of the modifications is for the existing wall sign for the west face to be 22.2 square feet instead of the approved 21 square feet. Mr. Okon explained they would like an additional wall sign and one monument sign.

After discussion, Wayne Harrall, seconded by Susan Molhoek, moved to approve one monument sign and two wall signs (one 22 square-foot wall sign already exists) not to exceed 60 square feet in total and no single sign shall exceed 24 square feet in size. Motion passed unanimously.

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

Dale Kraker, Eastbrook Development Co., spoke regarding the Final Site Condominium approval of Phase 3 for Arbor Hills Site Condominium.

Susan Thomas summarized her staff report dated January 20, 2004.

Discussion was held regarding the site plan dated January 13, 2004: eliminating a lot; easement; 800 feet of Dunnigan Ave. road improvements for sight distance improvements and a bypass lane; move future southern street stub further east; access to public street; and tree preservation.

Susan Molhoek, seconded by James Saalfeld, moved to approve with the following conditions:

1. The applicant shall supply a revised site plan to the Township with the required road improvements to Dunnigan illustrated or noted on it.
2. All conditions outlined by the Township Engineer in his letter dated January 14, 2004 and the response to Bob Bruggink's letter dated January 23, 2004.
3. A revised site plan shall be submitted to the Township that reflects a 10-foot wide easement for a non-motorized pathway along Dunnigan Ave. within the 30-foot landscape easement. The site plan shall also illustrate the correct placement of the landscape easement on Unit 86.
4. The throat to the future private road to the south shall be constructed at the same time as the east west road.
5. A revised site plan shall be submitted to the Township that illustrates Unit 91 to be 4 feet wider north to south (for a total of 84 feet), taking it from Unit 100.

Motion passed 5-1.

The meeting was adjourned at 10:47 p.m.

Susan B. Lovell