

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes of the February 22, 2005, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, February 22, 2005, at 7:00 p.m.

Present were Chair Michael J. Fuller, Vice-chair Susan Molhoek, Commissioners David A. VanDyke, Edward Robinette, and James Saalfeld. Absent were Secretary Wayne A. Harrall and Commissioner Stephen C. Fry. Also present was Township Planning and Zoning Administrator Richard Sprague Jr.

1. Approve minutes of the regular meeting of January 25, 2005.

Susan Molhoek, seconded by Edward Robinette, moved to approve the minutes as amended. Motion passed unanimously.

2. Public hearing for PUD Amendment- Famous Dave's approved restaurant is seeking an amendment to allow for outdoor seating.

Todd Olin spoke regarding the request for a revision to the already approved PUD. Items requested are: proposed outdoor dining area to include a 570 square foot fenced area for approximately 54 additional seats and the area for outdoor seating will occupy what was previously approved to be a sidewalk. The addition of an outdoor seating area does not reduce landscaping or open space on the site and does not increase the lot coverage.

Township Planning and Zoning Administrator Rick Sprague summarized his staff report dated February 17, 2005.

Edward Robinette, seconded by Susan Molhoek, moved to approve opening the public hearing. Motion passed unanimously.

Ruth Ann Shultz, Windcrest Manor, concerned about noise onto her property. She asked about a barrier between properties.

Windcrest Manor resident, asked about trash from outdoor diners. She spoke in opposition to the outdoor seating.

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

The commissioners discussed hours of operation; noise levels; type of fencing around the outdoor seating area; handicap access; and landscape.

Susan Molhoek, seconded by Edward Robinette, moved to approve with the following conditions:

1. Off site fill to be removed and area restored prior to occupancy.
2. All sidewalks along East Beltline and internally around the restaurant are to be finished prior to occupancy.
3. Seating, including outdoor area, shall not exceed 309 seats for the entire restaurant.
4. Hours of operation shall not exceed 10 pm Sunday through Thursday and 11 pm for Friday and Saturday. All noise from outdoor seating area shall be kept to a respectable level as to not disturb the neighboring properties.
5. All lighting shall comply with the North East Beltline Overlay District Zoning requirements.
6. All changes to the site plan shall be made and submitted to the Township Planner prior to the Township Board taking action on the Ordinance Amendment.
7. Container landscaping shall buffer the outdoor seating area from the parking lot.
8. In all other respects, not inconsistent with the above modifications, Ordinance #425 and Ordinance #432 are confirmed and shall be in full force and effect.

Motion passed unanimously.

3. Conceptual Plan Review- Eastbrook Homes Mason View Estates proposed Single Family Site Condo Development.

Dale Kraker, Eastbrook Development Company, spoke regarding the proposed Single Family Site Condo Development.

Township Planning and Zoning Administrator, Rick Sprague, summarized his staff report dated February 18, 2005.

The Commissioners discussed: sidewalk connections; easement for bike trail; type of lift station and maintenance; landscape and buffering; and open space access.

4. Rezoning Request withdraw for Dr. Martin- Withdraw previous rezoning request for property along East Beltline.

Edward Robinette, seconded by James Saalfeld, moved to remove Dr. Martin's PUD request off the table. Motion passed unanimously.

Susan Molhoek, seconded by Edward Robinette, moved to approve the withdraw of Dr. Martins PUD request for property located at 431 East Beltline. Motion passed unanimously.

5. Report from Planning and Zoning Administrator.

Township Planning and Zoning Administrator, Rick Sprague, updated the Commissioners with Private Road Requirements and Current Planning Projects.

The meeting was adjourned at 8:12 p.m.

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Wayne A. Harrall