

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the February 26, 2008 Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, February 26, 2008 at 7:00 p.m.

Present were Chair Susan Molhoek, Vice-chair Stephen C. Fry, Secretary Wayne Harrall, Commissioners Edward J. Robinette, Michael J Fuller, and Beverly Wall. Absent was David VanDyke. Also present were Township Planning Director Richard Sprague Jr and Planning/Zoning Clerical Assistant Robin Rothley.

1. Approve minutes of the regular meeting of January 22, 2008.

Susan Molhoek listed the following corrections to the January 22, 2008 minutes:

- Page 2, Number 4, second paragraph; “one” should be changed to “park”.
- Page 3, Number 8; the word seems is misspelled.
- Page 3, Number 11, first paragraph; “Would” should be changed to “The Planning Commission”.
- Page 4, Number 12, third item to be addressed; “define” should be changed to “definition of”.

Steve Fry, seconded by **Edward Robinette**, moved to approve the minutes with the above mentioned changes. **Motion passed unanimously.**

2. Public Hearing: “Village of Orchard Hills” PUD ; Rainier Investments LLC is requesting an amendment to their “LC-PUD” Lifestyle Center – Mixed use PUD.

Steve Fry excused himself from this item of the agenda due to a conflict of interest.

Jeff Thompson, Aikens & Associates, reviewed the history of the project.

He described changes from the previously approved plan.

- They are requesting to eliminate the property on the east side of Dunnigan from the project.
- An additional “Pocket Park” has been added in the commercial area.
- Pedestrian traffic has been enhanced between the parks, commercial, and residential areas.
- Commercial building Major “A” has been moved to the south end of the site away from 3- Mile Road. It had been a concern from the previous plan that the building was too close to 3 – Mile Road.
- The proposed food store has been moved closer to 3 – Mile Road.

- A bike path will be installed along East Beltline Ave. which will allow access for any future development south of the site.
- The site is 31.17 acres. Commercial will be 40.25 acres and residential is 20.9 acres.
- There will be 8 ½ acres of open space which is 14% of the total land area.
- Proposing approximately the same number of residential units as previously approved.
- Ground coverage meets the Township Ordinance requirements.
- One curb cut on East Beltline Ave. has been eliminated; all others will remain the same as on the approved plan.

They are in negotiations with two major department stores, a book store, and tenants for 50,000 square feet of the smaller store spaces.

Dave Peterman said they are in the schematic phases of the process. They have designed the site to have a traditional main street look.

He displayed architectural renderings of commercial buildings A-H and described the commercial side of the development.

- Buildings A-H will be one story buildings.
- Drawings will be adjusted to fit tenants' needs when leases are signed.
- Placement for signs and awnings will also be changed as needed when leases are signed.
- Between buildings A & B there will be a pocket park with a children's play area and pavilion for programs and activities.
- Between buildings C & D there will be another pocket park with a fountain, seating and seasonal plantings.
- The parks are approximately 55' wide and will connect to the residential area by a walkway.

Kevin Einfeld, BDR, distributed architectural renderings and described the residential portion of the development.

- They have changed the design from the houses being in rows to two story homes with a courtyard design.
- The grade is challenging and they have had to be creative when designing the residential area.
- The courtyards will be lined up with the pocket parks in the commercial area.
- They have not finalized the number of residential units but will be between 150 and 160.

Susan Molhoek verified that the residential Phase three is at the south end of the development near the holding pond. There will be connectivity to the bike path north of the holding pond and continues to 3 – Mile road.

Edward Robinette asked about the design of Phase Three homes. Kevin Einfeld said they have not put a lot of effort into those homes yet since that is the final phase and separate from the others. It will most likely be a different design.

Jeff Thompson discussed some comments in the Staff Report for this project.

- They are not asking for approval for a drive-thru on building “Major B” at this time.
- Parking spaces have increased and will comply with the Township Ordinance.
- Building setbacks will comply with the Ordinance #450.
- Sheet #3 has been corrected for zoning.
- Sheet #4:
 1. The traffic circle will be adjusted to accommodate Fire Vehicles.
 2. There was some confusion regarding the definitions of GLA and GFA square footages. GLA (Gross Leasable Area) – 410,000 square feet and GFA (Gross Floor Area) – 480,000 square feet.
- Sheet #5 the numbers closely match previous plans.
- Sheet #6 will still have three residential phases.
- Sheet #7 retaining wall will comply with code standards.
- Sheet #10 will be updated.
- An application to rezone the property east of Dunnigan back to SR-Suburban Residential has been submitted with the Township.
- They will work through engineering issues with Moore & Bruggink.

Jeff Thompson reviewed the Ordinance drafted by Township attorney Jim Brown and suggested the following updates.

- Section 1 (b) (i) – update the terms “Gross floor area” and “Ground floor area”.
- Section 1 (b) (ii) – Parking shall be approved according to Township Zoning Ordinance and Site Plan Review Committee approval.
- Section 1 (b) (v) – The number of residential units will remain at 156.
- Section 1 (b) (ix) – The paragraph should end after “Revised Plan.” The conservation easement is no longer a part of the project.

Wayne Harrall questioned drainage for the site; he didn’t see a drainage plan on Sheet #7. Jeff Thompson said that the storm water will drain to the detention pond near Phase 3 but they have not identified the exact location yet.

Township Planner, Rick Sprague, gave an update of the amendment and an overview of his staff report.

- An application has been submitted to rezone 2777 Dunnigan back to SR – Suburban Residential; an additional application must be submitted to include 2754 Dunnigan to be rezoned to SR as well.
- The applicant has addressed the proposed drive-thru so that is not a concern at this time.
- The previously proposed residential behind “Major A” has been eliminated which relieves concerns regarding setbacks along Dunnigan.
- The landscaping plan will be reviewed by the Planning Director to ensure compliance with the Zoning Ordinance.
- Residential buildings must be reviewed by Site Plan Review Committee prior to obtaining building permits.
- A lighting plan must be submitted prior to final approval.
- Signage will remain as previously approved.
- The relocation of “Main Street” is an improvement.
- The elimination of one curb cut on East Beltline is an improvement.
- Parking lot landscape islands may change as tenants are signed.
- The number of units in each of the three phases has changed and appears to make them more even.
- Would need to know the height of the retaining wall in the SE corner of the Commercial area needs to be known before building permits can be issued.
- Would like to see the open space updated to remove sidewalks in the parking lot removed from the calculations.

Rick Sprague has no problem with the changes mentioned by Mr. Thompson. He agrees there is no need for the conservation easement.

The Township received a letter from James Scales, attorney for Mrs. Laraway at 2722 Dunnigan, regarding her property being rezoned back to SR – Suburban Residential. As the applicant mentioned this is being addressed.

Susan Molhoek discussed leaving the parking to be adjusted as tenants are signed. Wayne Harrall said the parking spaces should not exceed 2,012.

Wayne Harrall, seconded by Michael Fuller, moved to open the public hearing at 7:55. Motion passed unanimously.

As there was no one in the audience wishing to comment Wayne Harrall, seconded by Edward Robinette, moved to close the public hear at the same time. Motion passed unanimously.

Susan Molhoek listed conditions that she would like to see included if a motion is made to recommend approval.

- Major “B” will not have a drive through with this approval.
- Bike path connectivity across Dunnigan will be part of the approval.

- Traffic circle must comply with Emergency Vehicle traffic.
- Rezoning of the two parcels on the east side of Dunnigan must be completed by the applicant.

Edward Robinette listed additional conditions.

- Gross Floor Area and Ground Floor Area language be updated in the Ordinance.
- Parking spaces will meet the Township Ordinance.
- Conservation easement be stricken from Page 3 of the draft Ordinance.

Wayne Harrall had an additional condition.

- Modify Phasing of Residential to reflect updated number (156) of residential units.

Wayne Harrall, seconded by **Michael Fuller**, moved to recommend approval of the LC-PUD amendment to the Township Board with the above conditions and plan dated 2/26/2008.

Motion passed unanimously.

Steven Fry rejoined the Planning Commissioners at this time.

3. Ordinance Update review.

Rick Sprague gave a brief description of the existing R-3 Manufactured Housing Communities zoning. It is pretty limited for standards; they basically follow the Mobile Home Commissions rules.

Once the Planning Commission approves the ordinance it will be sent to the Mobile Home Commission for review and approval. When they've given their approval it will go to the Township Board for adoption. Township Attorney Jim Brown has taken ordinances before the Mobile Home Commission for other municipalities so he has a general idea of what conditions they will approve.

Susan Molhoek discussed the definition of "Manufactured Housing Community" used in the Draft Ordinance. She feels that a size should be given for an area of land to be used rather than the number of units.

Edward Robinette asked if there had been any inquiries for the R-3 ordinance. Rick Sprague said the new owners for Lambertson Lake Trailer Park have discussed updating the site. He showed an aerial view of the four acre site which has approximately 50 homes. The Planning Commissioners discussed the size of homes, adjoining property that could be combined with the park for expansion, streets, and fire safety concerns.

Wayne Harrall asked if this ordinance is adopted and Lamberton Lake owners wish to redevelop the existing site and expand would only any additional land would have to comply. Rick Sprague explained that any changes would have to meet the Ordinance.

The consensus was to hold a public hearing on the matter.

Rick Sprague said he would consult with the Township Attorney regarding whether the definition of Manufactured Housing Community can be changed to the area instead of number of units.

4. Update from Township Planning Director.

Township Attorney Jim Brown will be out of the office for much of March so Rick will consult with him when he returns so the Public Hearing for the Ordinance will most likely be in April.

The meeting was adjourned at 8:25 p.m.

Wayne A. Harrall – Secretary