

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes February 27, 2013**

A rescheduled meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township conference room on Wednesday, February 27, 2013 at 4:00pm.

Present were Chair Wayne Harrall, Vice Chair Stephen Fry, Secretary David A. VanDyke, Commissioners: Bev Wall, Dave Pierangeli and Scott Connors. Also present were Township Attorney Jim Scales, Township Supervisor Michael J. DeVries and Planning Assistant Kara Hammond.

1. Approve minutes of January 29, 2013 (special) meeting.

Bev Wall, seconded by **Dave VanDyke**, moved to approve the minutes with the following changes;

- p.2, 4th paragraph, last sentence, insert “a” after the word ‘be’, change the word ‘safe’ to “safety” and add the word “concern” to the end of the sentence
- p.2, 3rd bullet under opening of the Public Hearing, change the word ‘going’ to “shining”
- p.3, 3rd paragraph from the bottom, add “and is contained within an easement” to the end of the first sentence.
- p.5, 4th bullet under motion, omit

Motion approved unanimously.

2. Informal Discussion – Cornerstone University – Review Special Land Use application for renovations at 300 E Beltline Ave.

Dennis Bekken (project manager), John Harvey (civil engineer) and Bob Priolo (Director of Campus Services with Cornerstone University) were all present for the informal discussion.

Dennis Bekken gave a brief presentation of the proposed application;

- Special Land Use for 300 East Beltline, Cornerstone University bought the building approximately 2 years ago (old Westdale building)
- Graduate program in the evening (6-10pm, M-F)
- Operates as an office building from 8am-5pm
- 7 instructional rooms (600 sq. ft.)
- Possibly some classes on Saturday (in the future)
- 15-18 individuals in each room, plus an instructor
- 2 proposed additions
- Current stairs do not meet current code, pushed stairs out into additions to maximize office space
- Complete gut and remodel
- Instructional/classes take place on main/garden level

Steve Fry asked for the total parking. John Harvey explained;

- 73 spaces are currently required, 77 are provided

- Eliminating some parking spaces – parking on north side which will be occupied by the new 3,650 square foot addition and providing some green space
- Eliminated 4 spaces along the front of the building for ADA standards to building entry/entrance

Steve Fry verified the 77 spaces are for office use. Dennis Bekken stated that is correct and meets the requirements right now. Dennis also mentioned the University has a parking agreement with the adjacent properties, 360 and 330 East Beltline, for parking after (normal business) hours. Steve Fry told Dennis Bekken the applicant needs to determine if there are any unrestricted parking spaces or spaces Cornerstone is not allowed to use that may be mentioned in the parking agreement. Jim Scales asked Steve Fry for the clarification of unrestricted spaces. Steve stated the applicant needs to find out how many are “named” parking spaces.

Steve Fry stated he may possibly be concerned with the light pollution. Dennis Bekken stated they will be using the existing lights and replacing the bulbs with LED lights.

Dennis Bekken explained the applicant may be proposing a larger monument sign and larger logo in the middle of the building.

Steve Fry, seconded by **Bev Wall**, moved to set the Public Hearing for the Special Land Use request at 300 East Beltline Avenue for Tuesday, March 26, 2013.

Motion passed unanimously.

3. Work Session – GRT Master Plan Amendment – Review documents and discuss process for completion of Master Plan document by the 4th quarter.

Wayne Harrall gave some background on what has gone on and what the current plan is and explained to the commissioners that he would like to establish a process in moving forward. Wayne also stated he would like to address number 3 and get that taken care of first. Michael DeVries explained Plainfield Avenue Corridor Improvement Authority [PACIA] (number 3) to the commissioners. Steve Fry referenced the “target areas” and Michael DeVries stated PACIA is not a part of those areas.

In referencing the wetland topic, Scott Conners explained he does not believe we are a large enough community to take on something of that magnitude. Wayne Harrall agreed and stated it is dealt with on an individual neighborhood/community basis. Scott Conners added it is already taken care of in the Township’s ordinance requirements and regulations.

Wayne Harrall stated he would like to omit numbers 2, 3 and 5 completely. Dave VanDyke agreed and stated he believes numbers 4 and 6 are mainly staff update items as well.

Michael DeVries passed out different Township and County maps. Scott Conners suggested changing the name, for discussion sake, from ‘Comprehensive Land Use Plan’ to ‘Master Plan Map’.

Steve Fry thinks they should start with the Southwest Cultural district because it is the most diversified area. Michael DeVries suggested starting with an easy district first. Steve Fry stated

the other districts shouldn't be too difficult and would suggest starting with the most difficult and believes the other districts will work themselves out.

Michael DeVries suggested the Commissioners be descriptive in their narratives with each district.

Wayne Harrall proposed starting with the East Gardens and Northeast Rural Districts. All commissioners agreed on starting with one district to start and that district will be the East Gardens district.

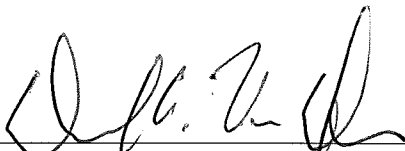
Scott Conners, seconded by **Dave VanDyke**, made the motion of notice of intent to prepare an amendment to the Comprehensive Land Use Plan of Grand Rapids Charter Township, starting with the East Gardens District.

Motion passed unanimously.

4. General Public Comment.

There was no general public comment given.

The meeting was adjourned at 5:25 pm.



David A. VanDyke, Secretary