

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes February 29, 2012**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Wednesday, February 29, 2012 at 6:59 pm.

Present were Chair Wayne Harrall, Vice Chair Stephen Fry, Secretary David VanDyke, Commissioners; Edward J. Robinette, Mark Prein, Dave Pierangeli and Beverly Wall. Also present were Township attorney Jim Scales, Planner Administrator David M. Pasquale and Clerical Assistant Kara Ronda.

Chair Wayne Harrall informed the commissioners and audience that this would be Commissioner Ed Robinette's last meeting.

1. Approve minutes of October 25, 2011.

Steve Fry, seconded by **Ed Robinette**, moved to approve the minutes with the deletion of the word 'to' on page 2 in the motion above item #4.

Motion approved unanimously.

2. Public Hearing – Licari Pizza – Special Land Use request for Patio/Al Fresco dining 2869 Knapp St. Suite B.

Brad Rottschafer, with Mosaic Properties, presented the request;

- explained they submitted the original plan in 2005/2006, thought it was approved but found it needed to be independently approved
- 40 seat outdoor patio, behind The Crushed Grape
- complies with noise ordinance
- will be fenced and gated

Dave Pasquale gave the staff report.

Steve Fry asked about the hours of operation. Brad Rottschafer stated they would be Monday – Thursday 11am-11pm, Friday – Saturday 12pm-12am, and Sunday 12pm-9pm.

Steve Fry, seconded by **Bev Wall**, moved to open the Public Hearing at 7:05 pm.

Motion approved unanimously.

Ed Robinette, moved by **Mark Prein**, moved to close the Public Hearing at 7:05 pm.

Motion approved unanimously.

Attorney Jim Scales explained the proposed resolution.

Ed Robinette asked the applicant how close is the closest resident to the patio area. Brad Rottschafer stated there is a residence located directly above.

Dave Pierangeli asked if there was enough parking for an additional 40 more customers. Brad Rottschafer explained the majority of the customers would be coming at night which would allow for ample room along the street and by building C.

Wayne Harrall asked how late The Crushed Grape was open. Brad stated they are open until 11pm on weekends.

Steve Fry, seconded by **Bev Wall**, moved to approve the Special Land Use request with the following conditions:

- hours of operation will be Monday – Thursday 11am-11pm, Friday – Saturday 12pm-12am, and Sunday 12pm-9pm
- no additional outdoor lights to be added except local, low voltage lighting at table and must be approved/accepted by the Township Planning Director

Motion approved unanimously.

3. Public Hearing – Frederik Meijer Gardens & Sculpture Park – Special Land Use request for Richard and Helen DeVos Japanese Garden at 1000 East Beltline Ave.

David Hooker, president and CEO of Frederik Meijer Gardens & Sculpture Park, presented the request;

- 10 years ago when the master plan was approved, it called for an international park
- they sought out 3 Japanese Garden landscapers and selected 1 to be the designer
- Japanese Garden is the highest form of a horticultural garden
- expecting it to take 3 years to make, but it will be 50-100 years for the garden to fully mature
- the Japanese Garden will be 8.5 acres consisting of a tea house, islands, bridges, waterfalls and numerous other spectacular items and gardens

Dave Pasquale gave the staff report.

Steve Fry, seconded by **Bev Wall**, moved to open the Public Hearing at 7:22 pm.

Motion approved unanimously.

Wayne Harrall read a letter that was submitted by a resident in support of the proposed garden.

Lawrence Wilson, 3427 Dean Lake Ave NE, spoke in support of the garden.

Steve Fry, seconded by **Bev Wall**, moved to close the Public Hearing at 7:24 pm.

Motion approved unanimously.

Steve Fry asked about the removal of soil and the timeline for construction. David Hooker stated the construction would commence no later than the spring of 2013, but they would like to start as early as this summer with the excavating of the pond. As far as the amount of soil that would be removed he is not sure but noted they have plenty of land over their campus or stated they would

take it off site. Wayne Harrall asked about the ongoing process with the DEQ. David Hooker stated it seems very positive.

Attorney Jim Scales explained the proposed resolution.

Steve Fry noted this site is internal enough and explained he is not concerned with the excavating noting the Gardens are not going to disrupt their own land.

Dave VanDyke, seconded by **Ed Robinette**, moved to approve the request and prepared resolution from the Township attorney.

Motion approved unanimously.

4. Public Information Meeting – Balsam Waters (formally known as The Lakes at Knapp South) – Site Condominium revision.

Jack Baar, with Nederveld, presented the revision;

- refined things and resubmitted plans
- took another look at grading and noticed some issues problematic for grading
- total number of lots is the same but some areas changed (#20 and #36)
- some lot configurations changed and could not resolve the grade fast enough (#21, #22, #23)

Dave VanDyke noted moving the round-about down and having 6 lots beyond it is going to be problematic. Wayne Harrall agrees and noted the round-about should be moved up by lots 45 and 46. Steve Fry stated the applicant is fighting the grade. Wayne Harrall asked if it could be changed. Steve Fry explained maybe by putting in a “T”.

Wayne Harrall asked about the connection and getting rid of the round-about completely. Brad Rottschafer stated that is not an option.

Dave VanDyke said the applicant has to work with the Township and has to meet the Township’s restrictions. Dave suggested moving the round-about between lots 41 and 44, or a cul-de-sac at the end or connect the roads. Steve Fry explained it’s not the Planning Commission’s job to solve the problem, but suggested the applicant get rid of lot 43 and work from there.

Dave Pasquale gave the staff report.

Attorney Jim Scales explained the proposed resolution.

-Public input was opened at 7:46 pm.

Joanie Navarre, 2207 Maguire, explained she is directly impacted by the change (referring to lot 33). She explained it was originally 3 lots, now it is 4 and their house is right next to it. Explained the neighbors are pushed directly on top of them and noted the change was not in the original plan.

Joe Navarre, 2207 Maguire, explained his concern with lot 33 and the lake.

-Public input was closed at 7:48 pm.

Wayne Harrall explained his concern about the loops, not so much the configuration, but the width. Wayne recommends going to an 18 ft. wide minimum if going to go with this configuration, this would at least allow a vehicle to get by with one parked on the street. Wayne also noted he would like to see them become one-way. Steve Fry clarified the 18 ft. width for both loops. Wayne confirmed that was correct. Steve stated he does not think 18 ft. wide min is unreasonable.

Wayne Harrall asked what will be in the center of the loops. Steve Fry replied the applicant is counting that as open space.

Dave VanDyke questioned if the GRT Deputy Chief took into consideration the width on Balsam Waters Ct. Steve Fry stated turn them ALL into one-way with 18 ft. width minimum. Steve also noted he does have a concern about lot 33 after listening to the public input.

Wayne Harrall asked the applicant how the grading at the southwest corner has changed. Jack Baar stated they compared the old plans to the new plans and explained the grading plans to the commissioners noting the walkout will be on the north side of the unit and less grading than shown on the original plan.

Wayne Harrall questioned if with the new plan the applicant is able to save more vegetation. Jack Baar explained the old plans had grading right up to the lake but with the new plans they are able to save more trees and stay away from the lake.

Wayne Harrall asked about the sidewalks. Jack Baar explained they just missed it, they do not have a problem with sidewalks, and it was merely overlooked.

Steve Fry questioned the attorney about the requirements of buffering against residential property. Attorney Jim Scales explained the resolution and clarified the Township's requirements.

Steve Fry, seconded by **Dave Pierangeli**, moved to approve the revised plan and recommend to the Township Board for approval with the following conditions;

- cul-de-sac on Balsam Waters Dr. be moved down 100 feet or less of the end of the street for a round-about
- all round-about must have a paved width of 18 feet minimum and must be one-way
- lot 33 is to be eliminated
- sidewalks must be reinstated
- typical road cross section must be shown on plan for 18 feet wide, one-way road
- distance for sanitary sewer between lots 1 & 2 will be left to approval of the Township engineer

Motion approved unanimously.

5. Preliminary Plan Review – Forest Hill Center – Planned Unit Development consideration at 820 Forest Hill Ave.

Tom Lawrence, the property owner, presented the proposed plan;

- rezoning of property at the southeast corner of Ada Drive and Forest Hill
- gave a brief history of involvement in that area over the past 14 years
- 3 buildings are on the property and several which are obsolete with features that could never be corrected
- explained they have worked through many concepts but chose to focus solely on design Plan I
- 1.8 acre site
- embrace the concept of fluidity in the presented plan
- revitalized new retail sector
- will obtain businesses and neighborhood shopping
- seeking more upscale, higher class business base
- integration and continuity of parking, parking lot entrance and exits
- eliminated the Ada Drive access and moved it to Delray
- sense of pedestrian connection throughout buildings
- held a public information meeting a couple weeks ago for neighbors

Steve Fry asked the applicant to explain the primary reason why they chose to focus on Plan I over Plan H. Tom Lawrence explained he felt the driveway and parking proximity of Plan I were very important.

Dave Pasquale gave the staff report.

Steve Fry clarified the applicant is looking to move forward from here and schedule a public hearing. Dave Pasquale confirmed that is correct.

Attorney Jim Scales gave his report and overview.

Mark Prein explained he likes Plan I because it leaves the corner open. Steve Fry stated redevelopment is good and it is needed, and asked the applicant about the elevations. The applicant explained only 2 areas, potentially, that would be two floors or vaulted ceilings. The applicant also noted the building may increase in height, but only by a couple of feet. Steve Fry asked if the square feet included the second story. The applicant replied no.

Steve Fry asked about the parking requirements. The applicant explained that is why they went with Plan I, because it contains more parking. Wayne Harrall asked if there would be sidewalks on Delray since there are sidewalks on all the other roads. The applicant stated that is something they would consider.

Steve Fry stated the site needs the circular formation, like Plan I indicates, for the businesses to thrive. Steve encouraged the applicant to bring some variety back in, make the buildings look older or contemporary. Steve said it is a good start but will be looking for more commitment to building materials and also stated his concern about signage and would like to know the

applicants intentions clearly. Wayne Harrall touched on the drainage issue from the Township engineer and asked the applicant if it is obtainable to detain a 100 year storm event. The applicant stated it should be able to handle 100 year volume and will work with the Township engineer and meet the requirements.

Sydney Baxter, 4270 Greenbrier Ct, is in support of the proposed plan.

Steve Fry, seconded by **Bev Wall**, moved to set a Public Hearing and final site plan be submitted for the April 24, 2012 meeting.

Motion approved unanimously.

6. General Public Comment.

There were no public comments made by the audience members.

7. Update from township planning staff and FYI items.

Planning Administrator Dave Pasquale went over the FYI items and explained there would be a March meeting.

The meeting was adjourned at 9:05 pm.



David A. VanDyke – Secretary