

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

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

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

1. Approve minutes of the regular meeting of February 22, 2005.

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

2. Special Land Use Amendment- The SpectraSite Cell Tower at 3900 Fulton Street is seeking an amendment to the Special Land Use to allow an additional 11 feet to be added for co-location.

Jill House of SpectraSite Communications, Inc., spoke regarding the request for an amendment to their Special Land Use at 3900 Fulton Street to allow for the extension of a cell tower. The proposed expansion of 11 feet is still under the FAA requirement for strobe lighting.

Commissioners asked questions regarding: additional buildings; tower height measurement; and leasing terms.

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

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

Joel Haner, member of the White Hills Bible Church, is concerned that the tower owner is abusing the church yard by driving over it more than the two times a month which was agreed upon previously.

Dave Banister, White Hills Bible Church, would like to see a paved surface to the tower and stated that the church would have no problem with a paved area. He is concerned about all the big trucks driving over the septic area.

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

Stephen Fry, seconded by Susan Molhoek, moved to approve with the following condition: a paved service access drive, no less than 12 feet wide with a T shaped turnaround, shall be constructed either off Fulton or Church parking lot. Final design to be determined by the Township Planner. The intent is not to create obligations beyond the original terms of the lease agreement. Motion passed unanimously.

3. Rezoning- Orion Construction is requesting to rezone 1144 East Paris from C-1, Suburban Neighborhood Commercial, to NC-PUD, Neighborhood Commercial Planned Unit Development. Additional signage is requested as part of the PUD request.

Glen Turek, on behalf of Gary Postma, spoke regarding the request for rezoning 1144 East Paris from C-1, Suburban Neighborhood Commercial, to NC-PUD, Neighborhood Commercial PUD for 2.59 Acres at 1144 East Paris Avenue SE, to allow modifications to the signage requirements for the proposed 21,250 square feet retail building. The property is located on the east side of East Paris Avenue between Bill and Paul's Sport Haus complex and Terrazzo Plaza.

Mr. Turek passed out new plans and several handouts regarding signage to the Commissioners.

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

Susan Molhoek, seconded by Stephen Fry, moved to open public hearing. Motion passed unanimously.

Mort Hoffman, 42 Robinhood Land SE, asked questions regarding sign criteria in this area.

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

The commissioners discussed items that need to be addressed by the applicant: sign at road is disproportional with Terrazzo Plaza and needs to be modified; a lighting plan and landscape plan needs to be submitted; access to the north needs to be determined; all engineer's comments need to be addressed; blind corner spots needs to be addressed with a 10 foot sight distance; retaining wall and wall protection needs to show more detail; exterior building material and rear elevations should be shown; natural features needs to be more of a concern; elevations of surrounding properties to be shown; justification for the size and number of parking spaces needs to be shown; and would like to see comments regarding section 13.13.

Susan Molhoek, seconded by Stephen Fry, moved to table because several items need to be addressed by the applicant. Motion passed unanimously.

4. Report From Planning and Zoning Administrator.

Rick Sprague updated the Commissioners on what is coming up in future meetings.

The meeting was adjourned at 8:51 p.m.

Wayne A. Harrall