

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes of the March 23, 2004, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, March 23, 2004, at 7:30 p.m.

Present were Vice-Chair Susan Molhoek, Secretary Susan B. Lovell, Commissioners Wayne A. Harrall, Stephen C. Fry, and James Saalfeld. Absent were Chair Michael J. Fuller and Commissioner David A. VanDyke. Also present was Township Planner Sue Thomas.

1. Approve minutes of the regular meeting of February 24, 2004.

Stephen Fry, seconded by Wayne Harrall, moved to approve the minutes as amended. Motion passed unanimously.

2. Correspondence from staff regarding the existing East Beltline Overlay District.

Received and filed.

3. Public hearing on Porter Hills Retirement Communities' request to amend their Special Land Use to allow for the addition of residential structures on their campus. The Property is addressed 3600, 3604, and 3534 Fulton Street

Dave Douma introduced Eileen Nacht of Dorsky Hodgon & Partners. She spoke to the Commission regarding the request to amend the Special Land Use. Items she discussed: apartment buildings; parking lot; parking building; entry drive landscaping; and character of the buildings.

Todd Stuve, Exxel Engineering, presenting a new site plan dated March 22, 2004. Changes include: Parking garage; parking lot spaces; storm water modifications; playground; sewer and water issues.

Sue Thomas summarized her staff report dated March 9, 2004 and Township Engineer Bob Bruggink's letter dated February 19, 2004.

Public Comments:

Ann Lowry, 3500 Hidden Lake Lane, asked questions regarding storm water. She also asked about number of new residents. She is concerned about garbage pickup. She also stated that Porter Hills have been good neighbors.

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

The Commissioners discussed items such as: sidewalks being too close to garage doors; previously approved gate at entrance not shown on new plan; future plan for the playground; construction time for the buildings; trash location for the three story apartment building; drainage to the pond; and retaining wall heights.

Stephen Fry, seconded by Wayne Harrall, moved to approve with the following conditions:

1. The Commission finds that the proposed Special Land Use meets the standards of Section 24.13(B)(II) of the new Zoning Ordinance for Special Land Uses. Approval is for the Site Plan dated March 22, 2004.
2. All conditions outlined by the Township Engineer in his letter dated February 19, 2004.
3. An exterior dumpster location and screening, for the three story apartment building, shall be approved by the Township Planner.
4. Buildings 1-8 shall have a minimum of 20 feet of pavement between the garage door and the roadway.
5. Fall protection shall be included on retaining walls over three feet high.

Motion passed unanimously.

4. Public hearing on Brian Winkleman's request to amend the recently approved PUD-3 known as Ledgestone PUD to allow for townshomes and a new site plan at 1501 East Beltline Avenue NE.

Brian Winkleman spoke regarding the request to amend the recently approved PUD-3 known as Ledgestone. He spoke about changing the approved apartment units to townhome units. The density and gross open space would improve. Public utilities would be installed.

Sue Thomas summarized her staff report dated March 15, 2004, Deputy Chief Robert Versluys' letter dated March 12, 2004, and Township Engineer Bob Bruggink's letter dated March 12, 2004.

There were no public comments. Susan Lovell, seconded by James Saalfeld, moved to close the public hearing. Motion passed unanimously.

Commissioner's discussion included: storm water run off; public utilities; decks being on the north units only; southerly units being closer to the Windcrest property; parking over the sidewalk because of distance from garage to the roadway; guest parking; and the sidewalk at the turnaround.

Bob Stark, Treasure of the Windcrest Condominium Association, spoke about his concern about the existing retaining wall appearance.

Susan Lovell, seconded by James Saalfeld, moved to approve with the following conditions:

1. The Commission finds that the proposed PUD amendment meets the five standards for approval in Section 13.13 of the Zoning Ordinance. Approval is for the Site Plan dated March 9, 2004.
2. All Conditions outlined by the Township Engineer in a letter dated March 12, 2004.
3. Condition #8 of Ordinance #425 is hereby altered to read as follows: The number of residential dwelling units permitted in the development is limited to 35 (as illustrated on the development plan dated March 9, 2004).
4. The applicant shall provide another 6 visitor parking spaces.
5. There shall be 20 feet of pavement between garage doors and sidewalks on the north side of the road.
6. In all other respects, not inconsistent with the above modifications, Ordinance #425 is confirmed and shall be in full force and effect.

Motion passed unanimously.

5. Public Hearing on Humayun Hamid and Russell Henckel Sr.'s request for several Zoning Ordinance text changes to Chapter 14 Standards Applicable to all PUD Districts. Chapter 19 PUD-5 Community Service PUD District. and Chapter 30 Signs.

David VanDyke joined the meeting at this time.

Stephen Fry dismissed himself from the discussion because of a conflict of interest.

Eric Trierweiler, Prime Development, spoke regarding the request for Zoning Ordinance text changes. He addressed changes as: deleting non-commercial uses and the requirement to build them at the same time as commercial uses; add motels and hotels as permitted uses; replace the 35-foot height limitation with three stories or 45 feet; and sign changes.

Sue Thomas summarized her staff report dated March 16, 2004, a letter received by Herkner Jewelers dated March 9, 2004, several letters from residents, and a letter from Tim Johnson, Mainstreet Planning Company.

Public Comments:

Lee Wolf- representing Flowers Crossing presented Signatures in opposition.

Chris Transcott, Dean Lake Road, spoke in opposition to the changes.

Gary Kuyper, 2436 Greenings Avenue, spoke in opposition. He is concerned about the density.

Kent Trierweiler, 2445 Greenings Avenue, spoke in opposition.

Laura Savler, Winesap, spoke in opposition.

Dean Hill, 2436 Mcintosh Avenue, submitted 16 signatures to the Commissioners in opposition.

Ned Quill, representing the Henckels, spoke in opposition.

Karon Fisher, 2488 Mcintosh Avenue, stated that the natural buffer is gone. She spoke in opposition to the changes.

Robert Wardrop, 144 Morning Side Drive SE, representing the Hamid family, threatened to annex to the city. He feels this property is far too restrictive.

Beth Kandra, 2435 Mcintosh Avenue, spoke in opposition.

Mark Lanning, 2414 Greenings Avenue, spoke in opposition.

John Anderson, 2462 Mcintosh Avenue, spoke in opposition.

Susan Lovell, seconded by Wayne Harrall, moved to approve closing the public hearing. Motion passed unanimously.

Susan Lovell, seconded by Wayne Harrall, moved to deny the proposed text changes. Motion passed unanimously.

6. Consideration of John Halland's conceptual site condominium plan for the 54-unit Rvann Ridge Site Condominium on Forest Hill Avenue south of Forest Hill Court.

Stephen Fry rejoined to meeting at this time.

John Halland spoke regarding the conceptual site condominium plan for a 54-unit site condominium.

Commissioners discussed: would like to see the grading plan before making any

decisions; relocation of house to out lot "A" shown on plan; storm water detention location; tree plantings; and a letter from the Kent County Road Commission.

Sue Thomas summarized her staff report dated March 16, 2004

The meeting was adjourned at 9:50 p.m.

Susan B. Lovell

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