

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes March 25, 2014**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, March 25, 2014.

Present were Chair Wayne Harrall, Secretary David A. VanDyke, Commissioners; Bev Wall, Dave Pierangeli and Scott Conners. Also present were Township Attorney Jim Scales and Planning Assistant Kara Hammond. Vice Chair Stephen Fry and Commissioner Mark Prein were absent.

1. Approve minutes of November 26, 2013 minutes.

Scott Conners, seconded by **Bev Wall** moved to approve the minutes without any changes.
Motion approved unanimously.

2. Election of officers for 2014.

Scott Conners, seconded by **Dave Pierangeli**, nominated Wayne Harrall as Chair.
Dave VanDyke, seconded by **Scott Conners**, nominated Dave Pierangeli as Vice Chair (to be implemented after July 1, 2014).
Dave Pierangeli, seconded by **Bev Wall**, nominated Dave VanDyke as Secretary.
Motions approved unanimously.

3. Special Land Use - Church of Christ (Moleski) - Previously tabled Special Land Use for a church to be located at 2655 Dean Lake Avenue NE.

Dave Pierangeli, seconded by **Bev Wall**, moved to take the above mentioned item off table for reconsideration for a Special Land Use request.
Motion approved unanimously.

Raymond Frank, an architect for the church, explained the changes to the plan;

- Added parking dimensions
- Added trees/landscaping between parking lot and Dean Lake Ave
- No additional lighting (as concerns were voiced from neighbors)
- Stated the applicant is willing to do whatever the Planning Commission recommends

Attorney Jim Scales gave the legal report.

Wayne Harrall clarified the newly submitted plan is relatively similar to the plan previously presented in October, with the exception of the parking and tree placement. Jim Scales confirmed Wayne's statement to be correct.

Wayne Harrall stated the drive and circulation are not ideal; signage has not been discussed, and the plan is still lacking detail. Dave VanDyke said he does not feel comfortable making a

decision with what is shown (or not shown) on the plan in front of him. Dave noted the way the plan is scaled, the setback appears to be 33 feet, not 43 feet and it shows the eastern edge of the parking lot in the right of way.

Bob Burchfield, with Keller Williams, noted a new survey was done and submitted. Bob explained the church is willing to do whatever it takes to get this request approved.

Wayne Harrall stated the Kent County Road Commission may not allow the plantings to be planted and/or remain there, as the survey submitted the first time shows it is in the right of way. In addition, Wayne noted the parking lot does not even meet the Zoning Ordinance requirements.

Scott Conners explained he previously asked the applicant to provide a survey; with right of way, virtual size of sight, with the driveway moved to the south and shown on a detailed plan. Scott mentioned the applicant made no contact with Kent County Road Commission about trees and right of way. Scott suggested the Commissioners vote and move on. Dave VanDyke agreed with Scott, adding there are too many issues with the request, and the plan does not work.

Tom Moleski explained Kent County changed the driveway when the City of Grand Rapids put the hydrants in, referring to Scott Conners' previous comment.

Bob Burchfield asked if the Township has requirements pertaining to shrubs/landscaping. Wayne Harrall answered, yes there are requirements and explained where the applicant is proposing to place the plantings is not their property, it is in the right of way. Dave VanDyke explained the green belt/buffer the applicant wants to use is in the right of way which belongs to Kent County. Dave stated that the Planning Commission has not held this item up and explained that the same plan keeps coming back even after the commissioners continue to ask for more detail and description.

Wayne Harrall understands Tom Moleski is trying to sell the property, but the use needs to fit the site. Wayne said he recognizes what the property used to be, explained things change and it no longer fits the need. Dave VanDyke noted the prior church special land use expired 25 years ago and no longer has relevance on this special land use request. Scott Conners stated all the commissioners are struggling with the technical aspects and are still not getting the information they need, and have asked for numerous times.

Jim Scales walked the Planning Commission through the denial resolution, at their request.

Scott Conners, seconded by **Bev Wall**, made the motion to deny the Special Land Use for a Church at 2655 Dean Lake Avenue NE.

Motion approved unanimously.

4. General Public Comment.

Tom Moleski explained this property is an extreme hardship on him and his wife. Tom stated he continues paying all the fees and taxes, and questioned the Planning Commission as to what he is to do.

Bob Burchfield stated he has had the property for sale for 2 years. Bob explained the hardship as they cannot make the property work as a residential because it was built as a church and on the residential side their hands are tied financially.

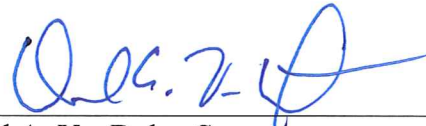
Raymond Ortega, Grandville

- stated the member base of the church has been between 35 people and 45 people for years.

Calvin Meekhoff, 3164 Dean Lake Ave NE

- explained there were only two or three cars in the parking lot during the day, none after 5
- when they put that many cars in a parking lot with no buffer, than it becomes a major concern

The meeting was adjourned at 7:45 pm.



David A. VanDyke, Secretary