

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes March 27, 2012**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, March 27, 2012 at 7:00 pm.

Present were Chair Wayne Harrall, Vice Chair Stephen Fry, Secretary David VanDyke, Commissioners; Brandon Stewart, Mark Prein, Dave Pierangeli and Beverly Wall. Also present were Township attorney Jim Brown and Planner Administrator David M. Pasquale. Township Clerk Ed Robinette swore in Brandon Stewart as Planning Commissioner.

1. Approve minutes of February 29, 2012.

Mark Prein, seconded by **Dave Pierangeli**, moved to approve the minutes with the following changes;

- p. 4, first bullet of the motion, delete “the drive” and replace it with “the end of the street”
- p. 6, first paragraph, delete “but going” to “and will”, delete “Bob Bruggink” to “the Township engineer”, and “come up with something” to “to meet the requirements”

Motion approved unanimously.

2. Comprehensive Land Use Amendment – Rainier Investments LLC – Request for a comprehensive land use amendment at East Beltline Avenue & 3 Mile Rd.

Commissioner Steve Fry abstained from this issue.

Chip Bolling of Collners International representing Rainier Investments spoke as follows: Rainier Investments LLC over the last many years worked with Grand Rapids Charter Township to establish the LC-PUD zoning and bring a Lifestyle Center to the Township on 60+ acres at the East Beltline, just south of 3 Mile Road. The association of the property owners and changes in the economy no longer allow that project to be viable.

Currently 23 +/- acres of the LC-PUD zoned property remains under Rainier Investments LLC ownership. Attached is a preliminary site plan and legal description of the property to begin the process of rezoning, with a request to amend the Grand Rapids Charter Township Comprehensive Land Use Plan. We ask that many of the same retail and commercial uses that the LC-PUD zoning allowed be maintained in addition to a provision for medical office and support retail for that official use. The nature component of this less intensive use on only a fraction of the LC-PUD site is not conducive to a residential component and would ask that it not be included in a new PUD.

Township attorney Jim Brown detailed the process of amending the Comprehensive Land Use Plan. The first step involves intent to prepare the Comprehensive Plan Amendment as well as

approving the amendment and request the Township Board authorize distribution to the adjoining jurisdiction for a 42 day comment period.

In reviewing the petition, the commissioners decided to include the entire 60 + acres for land use amendment consideration.

Mark Prein, seconded by **Bev Wall**, approved a resolution of intent to prepare amendment to the Township Comprehensive Plan and submit a notice of such intent to contiguous municipalities and other agencies (LC-PUD lands at the East Beltline and 3 Mile Rd).

Motion approved unanimously. (Steve Fry did not participate)

Bev Wall, seconded by **Dave VanDyke**, approved the resolution with modifications regarding to approve proposed amendment of the Comprehensive Plan and its request that the Township Board authorize distribution of such amendment (LC-PUD lands at East Beltline and 3 Mile Rd).

Motion approved unanimously. (Steve Fry did not participate)

The commissioners requested a definition of retail and that medical is the preferred community development.

3. Preliminary Plan Review – Grand Park Ventures LLC – 20 unit site condominium consideration at 4440 & 4460 Knapp Ct.

Paul Henderson of Roosen Associates spoke on behalf of the developers noting the site condominium is a beautiful development of 20 units well separated with a private road.

From the Township attorney, engineer and commissioners comments, there was noted that the site is very sandy and the grade is 8% at maximum and a 30 foot high wall. Unit 13 has no vegetation which some type of buffer is needed. Reference to a Township park south is required.

Steve Fry, seconded by **Brandon Stewart**, approved step one for the Cielo Site Condominium plan (conceptual plan review) subject to the following;

- Lot 1 will be no closer than 20 feet from the street right-of-way
- Lots 10 and 11 are to be reconfigured
- Physical layout to be studied
- Township park to be labeled with developer participating in the Township Park Master Plan

Motion approved unanimously.

Developer Phil Vanderluet stated he would be open to discussion regarding natural areas.

4. General Public Comment.

There were no public comments provided.

5. Update from township planning staff and FYI items.

Approved with changes
*See 4/24/12 minutes for changes

Planning Administrator Dave Pasquale went over the FYI items.

The meeting was adjourned at 8:28 pm.



David A. VanDyke – Secretary